

Unified Government of
Wyandotte County & Kansas City, KS

2022-2026 **5-Year Consolidated Plan and** **2022 Annual Action Plan**

August 2022

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CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

For Program Years 2022 to 2026

WYANDOTTE COUNTY & KANSAS CITY, KS

Community Development Department

August 2022

Prepared for the Unified Government of Wyandotte County & Kansas City, KS
by Mosaic Community Planning, LLC



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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Every five years, the Unified Government of Wyandotte County and Kansas City, KS must prepare a strategic plan (known as the Consolidated Plan) which governs the use of federal housing and community development grant funds that it receives from the United States Department of Housing and Urban Development (HUD). When preparing a Consolidated Plan, grantees must assess the needs and issues in their jurisdictions as a part of their preparation of these documents.

The grant funds received from HUD by the Unified Government that are covered in the Consolidated Plan include:

- ❖ Community Development Block Grant (CDBG) Program
- ❖ Home Investment Partnerships (HOME) Program
- ❖ Emergency Solutions Grant (ESG) Program

The Unified Government must also submit to HUD separate Annual Action Plans for each of the five years during the Consolidated Plan period. The Annual Action Plans serve as the Unified Government's yearly applications to HUD that are required for it to receive the annual allocations from the three grant programs. These grants from HUD are known as Entitlement Grant Programs because communities receive the funds every year if they meet program requirements and criteria associated with each of the three grants. Under HUD's grant program regulations, the Unified Government may use its CDBG, HOME and ESG grant funds in Kansas City, KS.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

When preparing a Consolidated Plan, grantees must assess the needs in their jurisdictions as a key part of the process. To inform development of priorities and goals over the next five years, the Consolidated Plan's Needs Assessment discusses housing, community development, and economic development needs in Kansas City, KS. The Needs Assessment relies on data from the US Census, 2013-2017 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted living is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Kansas City, KS.

Priority Objectives

Priorities identified during the development of the Unified Government's 2022-2026 Five-Year Plan include:

- 🏠 Improve housing opportunities by creating and preserving decent, safe, affordable rental and homeownership housing.
- 🏠 Reduce homelessness by assisting individuals and families to stabilize in permanent housing.
- 🏠 Create and sustain a suitable living environment through infrastructure and public facility improvements.
- 🏠 Provide public services to expand economic opportunity, improve health and safety, enhance food access, and provide other assistance for low- and moderate-income households, seniors, people with disabilities, and other eligible groups.
- 🏠 Promote economic development to expand economic opportunity.
- 🏠 Expand fair access to housing through education and enforcement activities.
- 🏠 Support administration of Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grants programs.

3. Evaluation of past performance

The Unified Government and its partners have had reduced capacity to carry out planned activities—in particular, infrastructure, housing development, and rehabilitation activities—because of the COVID-19 pandemic and associated shutdowns, implementation of social distancing and mitigation efforts, shortage of contractors, rising costs, and shortages of materials.

During the most recent program year, the Unified Government met or exceeded its 2017-2021 program goals with the following programs. These outcomes do not include 2021-2022 program year activities which will be completed by September 30, 2022.

- 🏠 Improve access to and quality of housing
 - Homeowner housing rehabilitated (218 of 125 household housing units)
- 🏠 Provide public services
 - Public service activities other than Low/Moderate Income Housing Benefit (10,509 of 5,000 persons assisted)

Areas where the Unified Government has not yet met its five-year targets include:

🔔 Economic development

- Other (0 of 1 completed). An economic development activity was not prioritized in the previous five-year plan due to the pressing need of other activities.

🔔 Housing/services for persons who are homeless. These outcomes reflect ESG activities, which are reported in a separate HUD system— SAGE. The outcomes for 2020 are below. However, many subrecipients received an additional allocation of ESG-CV and other less restrictive COVID emergency funds which impacted the spend-down rate and beneficiaries served with regular ESG funding. Subrecipients realized a sharp increase in demand for services and served far more households, although that is not reflected here.

- Tenant-based rental assistance / Rapid Rehousing (74 of 470 households assisted)
- Homeless Person Overnight Shelter (0 of 500 persons assisted)
- Overnight/Emergency Shelter/Transitional Housing Beds added (240 of 400 beds)
- Homelessness Prevention (125 of 700 persons assisted)

🔔 Improve access to and quality of housing

- Homeowner Housing Added (12 of 15 homeowner housing added). HOME housing development projects were heavily impacted by the COVID-19 health crisis. This program will be getting back on track this year.
- Direct Financial Assistance to Homebuyers (21 of 65 households assisted). Due to HOME program restrictions and rising costs of housing/limited available stock, Homeownership Assistance under the HOME CHIP program has become less and less viable. This program will be decommissioned in 2022.

🔔 NRSA 1: Public Facilities & Improvements

- Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (1,590 of 1,921 persons assisted). City Park and Clifton Park have received substantial improvements that increase the accessibility and usability of these public assets. These improvements benefit all residents of the NRSA area. Other improvements are scheduled to be completed before the end of the 2021 program year.
- Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit (0 of 536 households assisted). An activity of this nature would have required a significant housing development with private investment which did not materialize during the NRSA period.

🏠 Public Facility/Infrastructure Improvements

- Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (0 of 500 persons assisted). The Unified Government has multiple projects underway to meet this goal before the end of the 2021 program year. Projects include improvements to the County's only domestic violence shelter and park improvements. Anticipated beneficiaries far exceed 500 persons.

4. Summary of citizen participation process and consultation process

An important component of the research process for the Consolidated Plan involved gathering input regarding fair and affordable housing conditions and needs in Kansas City, KS. The Unified Government used a variety of public engagement approaches with residents and other stakeholders, including community workshops, stakeholder interviews, focus groups, and a community survey.

Community Workshops

The Unified Government held four community workshops (three virtual and one in-person) in March 2022. The workshops began with a short presentation providing an overview of the Consolidated Plan and related grant programs, followed by an interactive discussion of housing and community development needs in the city and county. Twenty-four (24) members of the public participated in one of the workshops.

Stakeholder Interviews

One-on-one stakeholder interviews were conducted by phone during the month of February 2022. Discussion topics included housing and community development needs, successful community development initiatives, and fair housing issues. A total of 30 community stakeholders participated in a stakeholder interview, representing a range of viewpoints, including affordable housing, fair housing, housing developers, community development, education, health services, public services, homelessness, housing and services for people with disabilities, other special needs housing, and others.

Focus Groups

Virtual focus groups were held with Kansas City, KS Housing Authority residents and participants in Metro Lutheran Ministry programs. Each focus group began with a short presentation providing an overview of the Consolidated Plan and related grant programs. The presentation was followed by an interactive discussion of housing and community development needs and fair housing issues. Six residents participated in the virtual focus groups.

Community Survey

A community survey was available to members of the general public. The survey asked participants to identify high needs in categories of housing, homelessness, public service, infrastructure, and economic development. The survey also explored participants' knowledge of fair housing rights and resources and experiences of housing discrimination. The survey was available from January through March, 2022. One hundred and forty-two (142) members of the public completed the survey.

5. Summary of public comments

The Unified Government held a 30-day comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan prior to approval by the Board of Commissioners and submission to HUD. The Unified Government received six comments on the plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted and taken into consideration in preparing the Consolidated Plan.

7. Summary

During the development of the Consolidated Plan, a set of priority needs were identified. These priorities include affordable housing, homeless needs, public facilities and infrastructure, public services, economic development, fair housing, and program administration. The Consolidated Plan also contains goals, measurable objectives, and implementation actions for each of the plan's elements.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	Kansas City	Department of Community Development
HOME Administrator	Kansas City	Department of Community Development
ESG Administrator	Kansas City	Department of Community Development

Narrative

Kansas City, KS is an entitlement community under the U.S. Department of Housing and Urban Development's CDBG, HOME and ESG programs. The Consolidated Plan covers the period from October 1, 2022 through September 30, 2027. The plan identifies priority community development and housing needs in Kansas City, KS and provides a strategy to address them. The attached Annual Action Plan discusses specific projects to be funded during the 2022 program year, which begins October 1, 2022 and ends September 30, 2023.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

The Unified Government of Wyandotte County and Kansas City, KS conducted an array of virtual and in-person public engagement opportunities to inform the Consolidated Plan's goals and priorities. In March 2022, the Unified Government held four public meetings (three virtual and one in-person) with 24 participants. The Unified Government also conducted interviews with 30 stakeholders in the fields of affordable housing, homelessness, public services, and fair housing, and with Unified Government staff. Finally, the Unified Government conducted an online Housing and Community Needs survey with 142 respondents.

The Unified Government held a 30-day public comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan prior to approval by the Board of Commissioners and submission to HUD. The comment period began on Thursday, June 2nd and ended on Tuesday, July 5, 2022.

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(I)).

The Unified Government's Community Development Department maintains a communicative relationship with the Housing Authority of Kansas City, KS, providing advertisements of available services and upcoming activities for distribution to residents. Unified Government staff regularly host and attend meetings with community stakeholders. The Unified Government also has representation on the board of the Greater Kansas City Coalition to End Homelessness, which helps coordinate services between homeless individuals, homeless providers, and health and mental health organizations. Representatives from the Housing Authority of Kansas City, KS; the Greater Kansas City Coalition to End Homelessness; The Whole Person; Friends of Yates; the United Way of Greater Kansas City; Catholic Charities KS; Avenue of Life; Metro Lutheran Ministries; Cross-Lines Community Outreach; Our Spot KC; and Hillcrest participated in stakeholder interviews as part of development of this Consolidated Plan.

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

Kansas City, KS falls under the MO-604 Kansas City (MO&KS), Independence, Lee's Summit/Jackson, Wyandotte Counties Continuum of Care, led by the Greater Kansas City Coalition to End Homelessness. ESG funds are used toward housing and services for people experiencing homelessness, including activities such as Rapid-Rehousing, homelessness prevention, emergency shelter, and street outreach. The Unified Government also

participates annually or bi-annually in the CoC's Point-in-Time count. Additional efforts to address the needs of homeless persons are made through the Greater Kansas City Coalition to End Homelessness. The Coalition meets monthly to work on strategies to address homelessness in the region, in line with its 2020 Needs Assessment.

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

The Unified Government allocates ESG funds to nonprofit subrecipients within the Kansas City, KS area and relies on several data sources to developing priorities and performance standards for ESG funds and evaluating outcomes. These sources include the CoC's needs assessments and other ongoing planning efforts; the Point-in-Time Count and Housing Inventory Count; and interviews and focus groups with housing and service providers.

ESG priorities include a low-barrier approach to homeless services, also known as the Housing First model and activities such as street outreach, emergency shelter, rental assistance, stabilization services and HMIS. The Greater Kansas City Coalition to End Homelessness has identified racial equity, partnering with people experiencing homelessness to drive the work, and coordinating with health care as additional priorities.

The Greater Kansas City Coalition to End Homelessness is the HMIS lead agency for the Continuum of Care. The Unified Government does not directly participate in the administration of HMIS.

1. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

Agency/Group/Organization Name		Type	Section of Plan Addressed	How was the group consulted?
1	Argentine Betterment Corporation	Civic Leaders	Housing Need Assessment; Non-Housing Community Development Strategy	Community Workshop
2	Avenue of Life	Services-Homeless	Homeless Needs- Families with Children; Homelessness Strategy	Stakeholder Interview
3	Catholic Charities of Northeast Kansas	Services-Homeless	Homeless Needs; Homelessness Strategy	Stakeholder Interview
4	Central Avenue Betterment Association	Civic Leaders	Housing Need Assessment; Non-Housing Community Development Strategy	Stakeholder Interview
5	Community Housing of Wyandotte County	Housing	Housing Need Assessment; Market Analysis	Stakeholder Interview
6	Cross-Lines Community Outreach	Services-Homeless	Homeless Needs; Homelessness Strategy	Stakeholder Interview
7	Friends of Yates	Services- Victims of Domestic Violence; Housing	Homeless Needs; Homelessness Strategy	Stakeholder Interview
8	Greater Kansas City Coalition to End Homelessness	Continuum of Care	Homeless Needs; Homelessness Strategy	Stakeholder Interview
9	Habitat for Humanity of Kansas City	Housing	Housing Need Assessment; Market Analysis	Stakeholder Interview
10	Hillcrest KC	Services-Homeless	Homeless Needs; Homelessness Strategy	Stakeholder Interview
11	Hispanic Economic Development Corporation	Civic Leaders	Housing Need Assessment; Non-Housing Community Development Strategy	Stakeholder Interview
12	Historic Westheight Neighborhood Association	Civic Leaders	Housing Need Assessment; Non-Housing Community Development Strategy	Community Workshop
13	Kansas City Dream Center	Services-Homeless, children	Homeless Needs; Homelessness Strategy	Stakeholder Interview

Table 2 – Agencies, groups, organizations who participated (continued)

14	Kansas City, Kansas Housing Authority	PHA	Public Housing Needs	Stakeholder Interview, Focus Group
15	Kansas City, KS Public Schools McKinney Vento	Services- Homeless, education	Homeless Needs; Homelessness Strategy	Stakeholder Interview
16	Kansas Legal Services	Services- Fair Housing	Housing Need Assessment; Other- Fair Housing	Stakeholder Interview
17	Metro Lutheran Ministry	Services- Homeless	Homeless Needs; Homelessness Strategy	Stakeholder Interview, Focus Group
18	Mt. Carmel Redevelopment Corp. Inc	Housing; Services- Homeless, education, employment	Housing Need Assessment; Non-Housing Community Development Strategy	Stakeholder Interview
19	Our Spot KC	Services- Homeless, children; Housing; Other- LGBTQ	Homeless Needs- Unaccompanied Youth	Stakeholder Interview
20	PCs for People	Other- Broadband	Non-Housing Community Development Strategy	Stakeholder Interview
21	Rosedale Development Association	Civic Leaders	Housing Need Assessment; Non-Housing Community Development Strategy	Stakeholder Interview
22	The Hub Argentine	Civic Leaders	Housing Need Assessment; Non-Housing Community Development Strategy	Community Workshop
23	The Whole Person	Services- Persons with Disabilities; Housing	Housing Need Assessment; Non-Housing Community Development Strategy	Stakeholder Interview
24	Unified Government Board of Commissioners, Districts 6 and 8	Other government- Local	Housing Need Assessment; Non-Housing Community Development Strategy	Stakeholder Interview
25	Unified Government Emergency Management Department	Other- Hazard mitigation	Non-Housing Community Development Strategy	Stakeholder Interview

Table 2 – Agencies, groups, organizations who participated (continued)

26	Unified Government Planning + Urban Design Department	Other government-Local	Housing Need Assessment; Non-Housing Community Development Strategy	Stakeholder Interview, Community Workshop
27	Unified Government Planning Engineering	Other- Hazard mitigation	Non-Housing Community Development Strategy	Stakeholder Interview
28	Unified Government Transportation Department	Other government-Local	Non-Housing Community Development Strategy	Stakeholder Interview
29	United Way of Greater Kansas City	Services-Homeless	Homeless Needs; Homelessness Strategy	Stakeholder Interview
30	Wyandotte Economic Development Council	Business Leaders	Housing Need Assessment; Non-Housing Community Development Strategy	Stakeholder Interview

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult a wide variety of community stakeholders throughout Kansas City and Wyandotte County. The four community workshops were advertised on the Unified Government's website, calendar, social media pages, and newsletter. More than 60 professionals were invited to participate in the stakeholder interviews. Invitations to participate were emailed to stakeholders representing the following fields: housing developers, housing authority staff, homeless services, domestic violence services, school districts, non-profit organizations, health service providers, workforce development organizations, business and community leaders, fair housing advocates, ethnic group organizations, disability services, LGBTQ advocates, mental health providers, transportation service providers, elected officials, Unified Government staff, broadband services, emergency management and hazard mitigation agencies, and regional planning organizations. No agency types were excluded from outreach efforts.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2021 Point-in-Time Count	Greater Kansas City Coalition to End Homelessness	The 2021 Point in Time Count identifies the changing demographics of the county's homeless population and indicates areas for improved or increased service provision, in line with the strategic plan.
Comprehensive Economic Development Strategy Plan (CEDS) for Metropolitan Kansas City (updated 2019)	Mid-America Regional Council (MARC)	Goals of the Comprehensive Economic Development Strategy include globally relevant traded clusters, innovation capacity, human capital, strong infrastructure systems, sound governance policies, and equitable social systems. Human capital, employment, infrastructure, and social systems goals, in particular, overlap with goals of the strategic plan.
2017 Parks Master Plan	Unified Government Parks and Recreation Department	Priorities of the 2017 Parks Master Plan include the creation of additional recreational amenities and trails in the county, which support public facility, infrastructure, and transportation goals found in the Strategic Plan.
Greater Kansas Continuum of Care Needs Assessment (2020)	Greater Kansas City Coalition to End Homelessness	Key findings of the Needs Assessment include the need to increase affordable housing stock and enhance landlord engagement; expand permanent supportive housing solutions and wraparound services; decrease barriers to accessing emergency shelters across the Kansas City metropolitan area; structure Coordinated Entry to quickly connect individuals to housing and services; enhance youth-specific programs and services; increase funding for homelessness prevention; and examine and address racial disparities across system performance measures and beyond. These goals coincide with strategic plan goals related to supporting housing affordability, providing public services, and addressing homelessness.
Wyandotte County Community Health Improvement Plan (CHIP)	Unified Government Public Health Department	Goals of the Community Health improvement plan include addressing four community-identified health priorities- community-identified health priorities: 1) Jobs and education, 2) Health care access, 3) Safe and affordable housing, and 4) Violence prevention. These priorities align with strategic plan goals related to increasing housing affordability and providing public services.

Table 3 – Other local / regional / federal planning efforts (continued)

Region L Multi-Jurisdictional Hazard Mitigation Plan (2019-2024)	Wyandotte County, Johnson County, Leavenworth County, and Kansas Division of Emergency Management	The Multi-Jurisdictional Hazard Mitigation Plan provides strategies to reduce or eliminate risk to the people and property of Kansas Region L from the impacts of identified hazards; protect all vulnerable populations, structures, and critical facilities from the impacts of identified hazards; improve public outreach initiatives to include education, awareness and partnerships with all entities in order to enhance understanding of the risk Kansas Region L faces due to the impacts of identified hazards; and enhance communication and coordination among all agencies and between agencies and the public. These goals align with housing, infrastructure, and public services goals of the Strategic Plan.
goDotte Strategic Mobility Plan Foundations Report (2021)	Unified Government of Wyandotte County and Kansas City, Kansas and the Mid-America Regional Council (MARC)	Key insights of the Foundations Report include the need for better integration of mobility infrastructure and land use investments; safe and convenient multimodal options and amenities; prioritization of transit frequency and reliability over system coverage; investment in transportation choice to make the community more equitable; improvement in access to jobs locally and throughout the region; and the use of green infrastructure investments as opportunities to improve mobility. These goals align with the infrastructure and housing goals of the Strategic Plan.
Area Master Plans	Unified Government Planning + Urban Design Department	Area master plans provide urban planning, land use, and design recommendations for specific neighborhoods. The community-identified goals of these plans align with housing and infrastructure goals of the Strategic Plan.

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))

As the Unified Government implements this 5-Year Consolidated Plan, it will continue to work with other public entities, including the Continuum of Care, local and regional organizations, and the state of Kansas. The Mid-American Regional Council is a key partner for several critical plans, including the goDotte Strategic Mobility Plan and the Comprehensive Economic Development Strategy. Partnerships with the Continuum of Care and the United Way of Greater Kansas City, both of which collaborate with partners across the region, are key in planning for and implementing strategies to address homelessness. These partnerships will continue to highlight shared goals and opportunities for collaboration throughout the region.

Narrative (optional):

The Unified Government has made significant efforts to plan for improvements in neighborhoods through area master plans, community-based planning processes with high levels of resident engagement. In eligible LMI areas, the goals and strategies included in these plans may be advanced with CDBG or HOME Program funding.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

2. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Kansas City, KS residents were invited to provide input for the Consolidated Plan by attending community workshops or taking a community-wide survey. In addition to the workshops and survey, the planning team conducted in-depth interviews and focus groups with key stakeholders and groups representing a variety of viewpoints relevant to the development of the Consolidated Plan. Priorities identified during the public engagement were used to guide the strategic plan, including the Consolidated Plan priorities and description of possible activities.

The Unified Government held four community workshops in March 2022 (three virtual and one in-person). Virtual workshops were held via Zoom at 6:00 pm CST on Wednesday, March 2; 1:00 pm CST on Thursday, March 3; and 6:00 pm CST on Wednesday, March 9. Residents and stakeholders could join online or by phone. These workshops were held virtually early in the community engagement process due to COVID-19. The Unified Government also held one in-person meeting at 6:00 pm CST on Wednesday, March 23. Twenty-four (24) members of the public participated in the community workshops.

A Housing and Community Needs Survey was available to residents via the Unified Government's website. The survey was available from January through March, 2022. A total of 142 responses were received from members of the public.

Advertisement for the public meetings and survey targeted the general public, as well as non-profits, service providers, housing providers, and other working with low- and moderate-income households and special needs populations. Notice was given to residents through advertisements placed on the Unified Government's website, calendar, social media pages, and newsletter.

In addition to public meetings, the planning team conducted stakeholder interviews with staff from a variety of service organizations. Discussion topics included community development and housing needs, successful housing and community development initiatives and how they might be replicated, availability of public resources, and barriers to fair housing and access to opportunity. A total of 30 community stakeholders participated in a stakeholder interview, representing a range of viewpoints, including affordable housing,

fair housing, housing developers, community development, education, health services, public services, homelessness, housing and services for people with disabilities, other special needs housing, and others.

The Unified Government held a 30-day public comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan prior to approval by the Board of Commissioners and submission to HUD. The comment period began on Thursday, June 2 and ended on Tuesday, July 5, 2022. During that time, copies of the draft were available for public review, and residents and stakeholders could provide written comments. The Unified Government held a public meeting to discuss key findings and receive input from residents and stakeholders on the draft plans on July 14, 2022, prior to approval by the Board of Commissioners.

A summary of community outreach efforts and responses is shown below.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
1	Community Workshops	Non-targeted/Broad community	24 participants	<u>Housing and Homelessness Needs</u> <ul style="list-style-type: none"> • Development of affordable, safe, clean housing and small housing on vacant lots • Housing located near amenities and safe places for children to play-combining affordable housing and community development • Rehab and repair of housing in the northeast and older neighborhoods, reducing need for demolition (prioritized in area master plans) • Infill development • Improvement of vacant lots; providing incentives for developers to build in older neighborhoods • Housing types- more rowhouses for homeownership, mixed use development with retail and amenities • Community acceptance of multifamily housing • Subsidies or incentives for low-income residents to own homes built on vacant lots • Grants to incentivize accessory dwelling units • Assistance paying for homes for residents who agree to move to the community for 10+ years • Energy efficiency of housing • Remediation of lead and asbestos • Updating of water and sewer lines between the home and the public connection • Testing of homes for lead pipes • Homelessness prevention/ diversion • More homeless shelters in the northeast • Concerns about gentrification as Juniper Gardens is transferred to the Housing Authority • Balance new development with property tax increases to avoid displacement

Table 4 – Citizen Participation Outreach (continued)

	Community Workshops (continued)			<p><u>Public Facilities and Infrastructure Needs</u></p> <ul style="list-style-type: none"> • New sidewalks and repair of damaged sidewalks- many neighborhoods have done studies on where improvements are needed; safety improvements such as four-way stops • Parks, trails, and playgrounds; improvements to existing parks • Fitness center off Quivira Rd. • Pools, including portable pools • The community lacks a center specifically focused on seniors • Streetscaping, including light poles and decorations • Trash cans <p><u>Public Service Needs</u></p> <ul style="list-style-type: none"> • Supporting food access and urban farming • Organized activities for youth • Assistance for low-income residents in starting small businesses, including façade improvements, access to commercial kitchens, upskilling and training on administrative skills in a variety of languages, assistance with funding for getting into a commercial space (prioritized in area master plans) <p><u>Successful Community Development Initiatives</u></p> <ul style="list-style-type: none"> • Housing rehab program • Opportunity Knocks • Land bank rehab program • CHDOs, Habitat for Humanity, and Community Housing of Wyandotte County have been successful in new construction, and rehab would also be great. • Starting to see new housing stock developed on land bank properties • Program in Oregon with 1:3 match for repairs or home purchase • Agrihoods- developments with urban farms at the center, can be done at small scale with microhousing • Historic restoration of buildings into housing; could use tax credits, local and federal incentives
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Table 4 – Citizen Participation Outreach (continued)

2	Stakeholder Interviews	Non-Profit and Service organizations, Housing Authority	30 participants	<u>Housing and Homelessness Needs</u> <ul style="list-style-type: none"> • Home rehab and repair to keep people in housing, including large repairs like roofs • Increasing access to attainable and affordable housing, new home construction • Infill housing on vacant lots • Addressing neighborhoods and blocks in a comprehensive manner • Identifying catalytic changes on blocks so that other neighbors invest • Being more strategic and collaborative in housing and wrap-around services • Facilitating development through improving online portal experience, making permitting easier • Improving understanding of UG guidelines and ordinances • Build neighborhood groups to address landlords taking advantage of residents and promote organizing for what neighbors want to see • Property tax strategies to keep people housed • Permanent supportive housing • Accessibility of housing • Homelessness prevention and diversion • Collective impact model to address homelessness • Homeless housing with supportive services and case management • Hotel approach to homeless housing (individual rooms) • Converting a school building, community center or hotel into micro apartments that could come online quickly • Income-based housing • Long-term and strategic approach to homelessness rather than piecemeal approach; incorporate recommendations of task force • Data on homelessness, numbers in transitional housing • Senior housing • Supporting homeless programs for 16-24 year olds • Homeownership and renter rights programs • Need for landlords to accept vouchers • Lack of housing available that is up to code, safe • Organization to teach life skills and back clients so that Section 8 would be accepted • Assistance with moving to avoid having an eviction on record • Land trust or fund to improve housing and create transitional housing opportunities • Gap financing for larger projects • State match for LIHTC • New forms of housing- tiny homes, pallet structures
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Table 4 – Citizen Participation Outreach (continued)

	Stakeholder Interviews (continued)			<p><u>Public Facilities and Infrastructure Needs</u></p> <ul style="list-style-type: none"> • Increase connectivity and walkability • Development in the urban core (retail, food access, health facilities) • Affordable grocery stores in areas with low levels of food access • Sidewalk improvements; sidewalk replacement match program • Trails • Outdoor amenities • Lighting in parks and neighborhoods • Sewer infrastructure • Pedestrian infrastructure at transit stops • Strategic, impactful use of CDBG funds rather than piecemeal approach • Infrastructure to incentivize new housing development • Façade improvement program for small businesses • Pocket parks on vacant lots • Transit- major delays currently <p><u>Public Service Needs</u></p> <ul style="list-style-type: none"> • Increase access to healthy food • Health and mental health services • Case management approach to homelessness to reduce trauma • Base funding for homelessness programs on program performance • Community programming and resources for youth • Connecting residents to living-wage jobs, including case management to address barriers to employment • Educational and vocational programs • Family stability programs- income, employment, financial skills • Life skills training- maintaining housing, cleaning, budgeting, interviewing • Parks and recreation programming • Childcare • Credit restoration, homeowner preparation • Affordable, reliable internet as a basic utility • Errands and transportation for seniors • Financial and legal assistance for small businesses
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Table 4 – Citizen Participation Outreach (continued)

	Stakeholder Interviews (continued)			<p><u>Successful Community Development Initiatives</u></p> <ul style="list-style-type: none"> • The Merc • Mixed use development at the Reardon • Community Housing of Wyandotte County • New housing and business incubation in Strawberry Hill • Lykins Neighborhood Association resident-driven collaboration acquired 100 properties and are working on 150 units and amenities • Habitat for Humanity partnership with land bank on infill housing • Groundworks NRG work attracting redevelopment in the NE area • Mt. Carmel Redevelopment Corp. transitional housing • KERA emergency rental assistance • Avenue of Life wraparound services with case workers in one building • Impact KCK life skills and financial courses • Housing ambassadors who work with landlords • SOAR program brings departments together to address blight • Veterans tiny home project in KCMO • Complementary paratransit, transit services to Piper • Land trust for affordable housing in KCMO • Linwood Gardens project- great accessibility and affordability • Haven Kansas City apartments in KCMO (LIHTC) • Single family homes with accessibility features for residents in power chairs and low vision • Three KCKHA properties that receive free Google Fiber broadband internet • Regulations make it difficult to use funds for most beneficial purposes
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Table 4 – Citizen Participation Outreach (continued)

3	Kansas City KS Housing Authority Focus Group	Housing Authority residents	4 participants	<p><u>Housing and Homelessness Needs</u></p> <ul style="list-style-type: none"> • Need to improve condition of Housing Authority buildings • Workforce housing • Grace period before rent goes up when residents get a job • Safety concerns in Housing Authority buildings <p><u>Public Facilities and Infrastructure Needs</u></p> <ul style="list-style-type: none"> • Improved lighting around Housing Authority buildings <p><u>Public Service Needs</u></p> <ul style="list-style-type: none"> • Life skills classes- cooking, cleaning • Programming for Housing Authority residents • Assistance with obtaining clothing, furniture, cooking supplies, and basic needs • Services focused on addressing needs of residents in different age groups • Assistance in accessing rental assistance funding <p><u>Barriers to Fair Housing</u></p> <ul style="list-style-type: none"> • Transportation • Difficulty getting groceries on the bus <p><u>Public Resource Distribution</u></p> <ul style="list-style-type: none"> • Need for grocery stores, community centers, and programming in Argentine • Downtown has jobs and places to eat, but no grocery store outside of the co-op • The Legends has grocery stores, bus lines, and jobs
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Table 4 – Citizen Participation Outreach (continued)

4	Metro Lutheran Ministry Focus Group	Metro Lutheran Ministry participants	2 participants	<p><u>Housing and Homelessness Needs</u></p> <ul style="list-style-type: none"> • Locations with restrooms and water access for people who are homeless • Additional emergency shelter space • Opportunities for people who are homeless to renovate vacant homes with the option to purchase, similar to Habitat for Humanity • Shelters have too many requirements for residents; rental assistance or emergency housing with fewer requirements would be preferable <p><u>Public Facilities and Infrastructure Needs</u></p> <ul style="list-style-type: none"> • Improved transportation options • Exercise facilities <p><u>Public Service Needs</u></p> <ul style="list-style-type: none"> • Wraparound services for people who are homeless, including mental health services and trauma-informed services • Reduce police involvement in homelessness and use social workers with training • Homelessness outreach with a focus on building relationships • Checking in on seniors to make sure they're okay <p><u>Successful Community Development Initiatives</u></p> <ul style="list-style-type: none"> • Metro Lutheran Ministry's supportive housing for people who are homeless • KC Heroes homeless outreach <p><u>Barriers to Fair Housing</u></p> <ul style="list-style-type: none"> • Discrimination by race, ethnicity, sexual orientation, criminal history in getting housing • NIMBY attitude toward housing for people who are homeless
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Table 4 – Citizen Participation Outreach (continued)

5	Public Hearing with Budget Department	Non-targeted/Broad community	3 comments	<ul style="list-style-type: none"> • Park updates • Tax relief • Increased operating funds for each community center • ADA accessibility in the restrooms at the Beatrice Lee Community Center • Address the broken walkway/bridge to access the first floor of B. Lee • Upgrades to Boston Daniels Park • Improvements to the tennis courts at Klamm Park • Terminate funding for the golf courses • Klamm Park improvements (to bring attention to its historical significance) • Equitable use of government funding (esp. on the East side)
6	Community Survey	Non-targeted/Broad community	142 participants	<p>Top Housing Needs</p> <ul style="list-style-type: none"> • Help for homeowners to make housing improvements • Rehabilitation of affordable rental housing/ apartments • Energy efficiency improvements to housing <p>Top Homeless Needs</p> <ul style="list-style-type: none"> • Transitional/ permanent supportive housing programs • Homelessness prevention • Supportive services/ case management <p>Top Public Service Needs</p> <ul style="list-style-type: none"> • Health and mental health services • Childcare • Substance abuse/ crime prevention • Youth services/ programs <p>Top Public Facility Needs</p> <ul style="list-style-type: none"> • Community centers • Homeless centers • Community parks, gyms, and recreational fields <p>Top Public Infrastructure Needs</p> <ul style="list-style-type: none"> • Street/ road improvements • Sidewalk improvement or expansion <p>Top Economic Development Need</p> <ul style="list-style-type: none"> • Redevelopment or demolition of blighted properties

Table 4 – Citizen Participation Outreach (continued)

7	Public Comment Period	Non-targeted/Broad community	6 comments	<ul style="list-style-type: none"> • Owners of rental units should be required to make needed repairs before collecting rent. Rental license law should address this issue and enforce keeping units in livable condition. People with subsidized housing should receive assistance obtaining jobs. Agencies that address housing, employment, and training should work together to provide resources. • Section 8 housing should be available in Piper and wealthier neighborhoods. • The plans should focus more on neighborhood revitalization and on attracting additional neighborhood businesses and resources to achieve the goal of a stronger, more resilient community. • The community survey shows that residents want more affordable housing and are concerned about landlords not accepting low rents or discrimination by mortgage and financial institutions. There is not a focus on making affordable or market-rate housing pay off for private investors. The investments included in the plans are not sustainable. • To solve for homelessness and affordable housing, we need to develop hundreds of deeply affordable units at under \$600 per month. This plan doesn't do this. • Funding should be targeted to supporting the development of the Northeast Heritage trail, specifically in developing education materials.
8	Public Hearing	Non-targeted/Broad Community	0 comments	N/A

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To inform development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in Kansas City, KS. It relies on data from the U.S. Census, the 2013-2017 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Kansas City, KS.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to the 2013-2017 American Community Survey five-year estimates, Kansas City, KS has a population of 151,040 residents, which comprise 54,975 households. Kansas City's population increased by 6% between 2009 and 2017. The number of households also increased by 1% during this period, from 54,291 to 54,975. Median household income in Kansas City increased by 13% between 2009 and 2017 from an estimated \$36,973 to \$41,671, which is lower than the median household income in Wyandotte County of \$42,783 and the Kansas Metropolitan Area median household income of \$61,479.

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, 34,360 households in Kansas City have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)), and together constitute 62.5% of all households in the city. Small family households comprise the largest portion (36%) of households with low or moderate incomes, followed by households with young children (24%). Households containing at least one person 62-74 years of age make up 20% of the city's total households, but over half (57%) of these households have low or moderate incomes. Around three quarters of households with young children and households containing at least one person age 75 or older have low or moderate incomes. Small family households have the smallest proportion of low- or moderate-income households (53%), while 69% of all large households are low- or moderate-income.

Table 5 - Housing Needs Assessment Demographics

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	142,108	151,040	6%
Households	54,291	54,975	1%
Median Income	\$36,973.00	\$41,671.00	13%

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

Table 6 - Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	12,300	9,585	12,475	5,900	14,710
Small Family Households	3,750	3,570	4,985	2,680	7,860
Large Family Households	1,190	1,445	1,630	620	1,300
Household contains at least one person 62-74 years of age	2,385	1,700	2,215	1,375	3,385
Household contains at least one person age 75 or older	1,240	1,180	1,290	585	745
Households with one or more children 6 years old or younger	2,905	2,620	2,655	1,130	1,500

Data Source: 2013-2017 CHAS

For many low- and moderate-income households in Kansas City, KS, finding and maintaining suitable housing at an affordable cost is a challenge. Table 7 through Table 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. Cost burden: A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. Overcrowding: A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
3. Lack of complete kitchen facilities: A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
4. Lack of complete plumbing facilities: A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

Table 7 indicates that a total of 20,118 households—approximately 37% of all households in Kansas City, KS—experience one of the listed housing problems. Data for households experiencing severe housing problems (Table 8) shows that nearly 20% of all households (10,270 households) experience one or more severe housing problems listed.

For both owners and renters in Kansas City, the most common housing problem is housing cost burdens. About half (50%) of all households with incomes under 80% HAMFI (HUD adjusted median family income) in the city experience cost burdens. Severe cost burdens affect 2,709 owners and 5,700 renters with incomes under 80% HAMFI, approximately 49% of all cost burdened households with low to moderate incomes in Kansas City. For the lowest income households (those with incomes under 30% HAMFI), severe cost burdens are most common, impacting 55% of all households at that income level.

While the primary housing issue facing low- and moderate-income residents are related to affordability, there are other housing needs in the city. Approximately 3% of all households experience overcrowding (or are doubled up). Almost 4% of all households reside in substandard housing or lack complete plumbing and kitchen facilities or have zero or negative (no) income. Although these percentages are significantly smaller in comparison to households with cost burdens, the total number of households experiencing problems other than cost burdens amounts to 3,783 or nearly 7% of all households in Kansas City.

The remainder of this section characterizes local housing needs in more detail. The Market Analysis component of the Consolidated Plan identifies resources available to respond to these needs (public housing, tax credit and other subsidized properties, housing and services for the homeless, and others).

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 7 – Housing Problems Table

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	170	90	135	4	399	75	30	95	20	220
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	160	65	40	10	275	20	30	4	15	69
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	490	170	250	50	960	50	195	195	45	485
Housing cost burden greater than 50% of income (and none of the above problems)	4,580	570	45	0	5,195	1,740	645	240	25	2,650
Housing cost burden greater than 30% of income (and none of the above problems)	975	2,330	1,195	60	4,560	720	1,525	1,355	330	3,930
Zero/negative Income (and none of the above problems)	1,130	0	0	0	1,130	245	0	0	0	245

Data Source: 2013-2017 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 8 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,400	895	475	65	6,835	1,885	905	540	105	3,435
Having none of four housing problems	2,445	3,670	4,955	1,890	12,960	1,200	4,125	6,510	3,840	15,675
Household has negative income, but none of the other housing problems	1,130	0	0	0	1,130	245	0	0	0	245

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

Table 9 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,230	1,380	460	4,070	625	860	640	2,125
Large Related	815	345	100	1,260	235	240	164	639
Elderly	1,120	415	130	1,665	1,225	785	505	2,515
Other	2,105	950	570	3,625	435	390	320	1,145
Total need by income	6,270	3,090	1,260	10,620	2,520	2,275	1,629	6,424

Data Source: 2013-2017 CHAS

4. Cost Burden > 50%

Table 10 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,835	235	15	2,085	415	195	110	720
Large Related	575	30	0	605	105	55	4	164
Elderly	915	130	10	1,055	860	295	75	1,230
Other	1,700	225	30	1,955	400	140	55	595
Total need by income	5,025	620	55	5,700	1,780	685	244	2,709

Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

Table 11 – Crowding Information – 1 of 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	520	225	235	30	1,010	45	160	159	45	409
Multiple, unrelated family households	90	8	60	30	188	25	70	40	15	150
Other, non-family households	39	4	25	0	68	0	0	0	0	0
Total need by income	649	237	320	60	1,266	70	230	199	60	559

Data Source: 2013-2017 CHAS

Table 12 – Crowding Information – 2 of 2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Discussion

Describe the number and type of single person households in need of housing assistance.

Estimates of the number of non-elderly single person households in need of housing assistance are included in the “other, non-family” category of Table 9 and Table 10. This category includes multi-person households whose members are unrelated (e.g., roommates, un-married partners, etc.). There are an estimated 4,770 single-person or multi-person unrelated households with low or moderate incomes who spend more than 30% of their income on housing. Single-person or multi-person unrelated households comprise 27% of all households with low-to moderate incomes experiencing cost burdens. Renters comprise a majority (76%) of this subgroup while the remaining 24% are owners.

For renter households, over half (58%) of single person households experiencing cost burdens have very low incomes (0-30% HAMFI), 26% have low incomes (>30-50% HAMFI), and 16% have moderate incomes (>50-80% AMI). Very low-income single-person owner households comprise 38% of all single-person owner households with cost burdens. Owner households with low-income levels represent 34% of single-person households with cost burdens. Moderate-income owner households with cost burdens comprise a smaller share (28%) of owner households with cost burdens.

Over half (2,550 households) of single-person, non-family households with cost burdens have housing costs that exceed 50% of their income. Single person, non-family renters and owners with severe housing cost burdens comprise 23% and 7% of all households with severe housing cost burdens, respectively. Approximately 82% of single person households experiencing severe cost burdens are households with incomes under 30% HAMFI. The proportion increases to approximately 97% when including the number of single person households with incomes under 50% HAMFI in Kansas City.

Table 11 provides data for single-person, non-family households that indicate a total of 68 households experience overcrowding but comprise less than 4% of all households that experience problems with overcrowding.

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.

Data gathered from the 2013-2017 ACS estimates 21,910 disabled persons reside in Kansas City, approximately 15% of the city’s population. There is no data available that shows housing needs of households with disabled persons, however, patterns found among CHAS data on household income and housing problems can be used to estimate the need for housing assistance among the disabled population. Assuming the pattern of low- to moderate-income households experiencing more than one housing problems applies, poverty status data could indicate if disabled populations have a greater risk of experiencing housing problems. 2013-2017 ACS estimates 23% of the disabled population over the age of 16 fall below the poverty level. Households with incomes below 30% HAMFI comprised 22% of all households in Kansas City. In comparison, households with incomes below 30% HAMFI

accounted for 41% of all households experiencing one or more housing problems. Therefore, a larger proportion of low-income residents would likely indicate increased susceptibility to housing problems for disabled persons. Additionally, people with disabilities often face greater difficulty finding appropriate housing, given the scarcity of housing that is both affordable and accessible to people with disabilities.

According to the report, Domestic Violence, Stalking, and Sexual Assault in Kansas, published in 2020 by the Kansas Bureau of Investigation, there were 1,215 incidents of domestic violence reported that year in Kansas City alone. The Kansas Police Department also reports that there were 1,254 and 1,473 incidents reported in 2019 and 2018 respectively. The Kansas Coalition Against Sexual and Domestic Violence published the state's results for the National Domestic Violence Census held on September 13, 2018, in which 22 out of 22 identified domestic violence programs in Kansas participated. During the 24-hour period, 702 victims were served, 338 (48%) of which found refuge in emergency shelter or transitional housing provided by local programs. The survey also identified 51% of unmet requests for services that day were for housing due to lack of available resources.¹ There is no data to indicate the availability of shelter services for victims of domestic violence specifically in Kansas City.

What are the most common housing problems?

CHAS data indicates the most common housing problems in Kansas City regardless of tenure type are unaffordable housing costs. Nearly a third of all households in Kansas City experience housing cost burdens. About 50% of low to moderate income households (household earning under 80% HAMFI) in the city experience housing cost burdens. Of the 17,044 households with low or moderate incomes that experience housing cost burdens, 49% experience severe housing cost burdens or spend 50% or more of their incomes on housing alone. 41% of all households with incomes under 30% HAMFI experience severe cost burdens.

Among households experiencing severe housing problems in Kansas City, renter households are slightly more likely to be severely cost burdened (83%) compared to owner households (79%). Although the most common housing problems are related to affordability, overcrowding and substandard housing are problems experienced by approximately 7% of all households in Kansas City.

In addition to CHAS data on housing cost burdens, housing affordability problems in Kansas City are implied by homelessness data published by the Greater Kansas City Coalition to End Homelessness (CKCCEH). The coalition conducted a Point-In-Time Count (PIT) in January 2021 that identified 150 people experiencing homelessness in Kansas City/Wyandotte County. PIT data also identified approximately 45% of people experiencing homelessness were unsheltered.²

¹ [DVStalking Rape 2020.4.pub \(kansas.gov\)](#)

² [Wyandotte-Report.pdf \(gkcceh.org\)](#)

Are any populations/household types more affected than others by these problems?

According to Table 8, renter households are disproportionately affected by severe housing problems. Approximately 17% of all renter households in Kansas City with less than 100% HAMFI experience one or more severe housing problems, compared to 9% of owner households. Table 8 also indicates that renters with incomes less than 30% HAMFI comprise 53% of all households experiencing one or more severe housing problems. The proportion increases to 70% when considering the number of renter households with incomes under 50% HAMFI. Table 7 shows that renter and owner households with incomes between 0% and 30% HAMFI comprise the largest percentage (51%) of households that experience one of the listed housing problems.

The number of renter households (1,266) that experience overcrowding is larger than the number of owner households (559) with the same problem. Very low-income income renter households (with incomes between 0% and 30% HAMFI) experience overcrowding at a significantly higher rate (36%) than other income groups. Renter households with incomes between 30% and 50% experience housing problems at the next highest rate.

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.

According to the 2015-2019 American Community Survey five-year estimates, 19.8% of residents in Kansas City are living at or below the poverty level. Most residents living at or below poverty level are between the ages of 18 and 64, female, white, and employed. Proportionately, residents who are Black (27%), unemployed (40%), children under the age of 18 (29%), and who have not graduated high school (24%) are more likely to live at or below poverty level. About 37% of all families that have a female householder with children and no spouse are below poverty level, significantly higher than the proportion of married couple families below poverty (10%).

Low wages, rising rental costs, and the scarcity of affordable housing for low- and extremely low-income households place vulnerable households at even greater risk for eviction or homelessness. Individuals and families at imminent risk and those who have experienced homelessness and are receiving rapid re-housing assistance often face a myriad of barriers including prior histories of homelessness or eviction, chronic physical or mental disabilities, poor credit, criminal histories, and limited access to additional education or job skills training. The greatest need of formerly homeless families and individuals receiving rapid re-housing assistance is the availability of standard housing that is affordable to households at or below 50% AMI.

For formerly homeless families and individuals nearing the termination of assistance, the top needs are for increased, sustainable income (earned and unearned); access to Social Security disability and other mainstream benefits; linkages to health, mental health, and legal

services; access to affordable transportation and childcare; access to transitional and supportive housing programs; and ongoing case management and supportive services.

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.

The Greater Kansas City Coalition to End Homelessness (GKCCEH) is the HUD Continuum of Care (CoC) Lead Agency for Jackson County, Missouri and Wyandotte County, Kansas. They publish the GKCCEH HUD Continuum of Care Glossary of Terms & Acronyms that provides the agency's operational definition of "homeless".

Homeless is: An individual who belongs to one of the following categories:

1. An individual who lacks a fixed, regular, and adequate nighttime residence, meaning: a. An individual with a primary nighttime residence that is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings; b. An individual living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements; c. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
2. An individual who will imminently lose their primary nighttime residence, provided that: a. The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance; b. No subsequent residence has been identified; and c. The individual lacks the resources or support networks needed to obtain other permanent housing
3. Any individual who: a. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual that has either taken place within the individual's primary nighttime residence or has made the individual afraid to return to their primary nighttime residence; b. Has no other residence; and c. Lacks the resources or support networks to obtain other permanent housing.³

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% HAMFI and housing cost burdens over 50% are at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in work hours, or medical emergency/condition. Such factors may also put low-income homeowners at risk of foreclosure and subsequent homelessness.

³ GKCCEH Glossary of Terms & Acronyms

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

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to needs at that income level as a whole to identify any disproportionately greater needs. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Table 13 through Table 16 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications include:

- ✦ Very low income up to 30% of area median income (AMI) or \$24,400 for a family of four;
- ✦ Low income 30 to 50% AMI or \$24,251 to \$37,400 for a family of four;
- ✦ Moderate income 50 to 80% AMI or \$31,101 to \$59,850 for a family of four; and
- ✦ Middle income 80 to 100% AMI or \$49,751 to \$74,800 for a family of four.

0%-30% of Area Median Income

Out of a total of 12,300 very low-income households in Kansas City, KS, 8,980 (73%) have one or more housing problems. Black/African American households make up the largest portion of households experiencing one or more housing problems (28% or 3,490 households). White households make up over one-fifth (23%) of very low-income households with one or more housing problems; Hispanic households make up 16%. The rates of Asian (87%) and Hispanic (83%) households exceed the jurisdiction's rate of 73% by 14 and 10 percentage points, respectively. This indicates that there are disproportionately greater housing needs among members of the Asian and Hispanic groups than in the jurisdiction as a whole.

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,980	1,945	1,375
White	2,790	670	480
Black / African American	3,490	875	720
Asian	345	45	4
American Indian, Alaska Native	29	8	4
Pacific Islander	20	0	10
Hispanic	1,970	305	100

Data Source: 2013-2017 CHAS

**The four housing problems are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than one person per room, Cost Burden greater than 30%*

30%-50% of Area Median Income

Of the 9,585 low-income (30-50% AMI) households in Kansas City, 59% of households have one or more housing problems. A third of all low-income households with one or more housing problems are White and 29% are Black/African American. Hispanic households comprise 28% of low-income households with one or more housing problems. Asian households make up almost 6%. The rates of Black/African American (66%) and Asian (65%) households experiencing housing problems exceeds the jurisdiction as a whole (59%), however, no groups exceed the threshold to indicate disproportionately greater needs.

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,655	3,930	0
White	1,890	1,645	0
Black / African American	1,650	835	0
Asian	320	175	0
American Indian, Alaska Native	29	15	0
Pacific Islander	0	0	0
Hispanic	1,600	1,100	0

Data Source: 2013-2017 CHAS

**The four housing problems are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than one person per room, Cost Burden greater than 30%*

50%-80% of Area Median Income

Of the 12,475 moderate-income (50-80% AMI) households in Kansas City, 29% of households have one or more housing problems. Nearly half (48%) of households in the moderate-income category with one or more housing problems are White; 27% are Black/African American; almost 22% are Hispanic; 3% are Asian; and only 4 households are American Indian. The rates of White (32%) and Black (31%) households experiencing housing problems exceeds the jurisdiction as a whole (29%), however, no groups exceed the threshold to indicate disproportionately greater needs.

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,560	8,915	0
White	1,700	3,685	0
Black / African American	945	2,115	0
Asian	90	300	0
American Indian, Alaska Native	4	100	0
Pacific Islander	0	10	0
Hispanic	775	2,405	0

Data Source: 2013-2017 CHAS

**The four housing problems are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than one person per room, Cost Burden greater than 30%*

80%-100% of Area Median Income

Approximately 9% of the 5,900 middle-income households have one or more housing problems. Over half (54%) of the households in this income category with one or more housing problems are White; 22% are Black/African American; and 19% are Hispanic. Asian households comprise less than 1% of households with one or more housing problems in this income subgroup. The group that exhibits a disproportionately greater need in this income subgroup is the Asian population. This group exceeds the threshold with 27% of Asian households experiencing one or more housing problems.

Table 16 - Disproportionately Greater Need 80 - 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	560	5,345	0
White	300	2,925	0
Black / African American	125	1,175	0
Asian	30	80	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	105	1,055	0

Data Source: 2013-2017 CHAS

**The four housing problems are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than one person per room, Cost Burden greater than 30%*

Discussion

Overall, while housing problems are most common in households in the lower income groups, there are varying groups across income subgroups with disproportionately greater needs in Kansas City, KS. White households comprise 37% of all households with one or more housing problems in all income groups in Kansas City, however, disproportionately greater needs were identified among other racial and ethnic groups across income subgroups. Hispanic and Asian households with one or more housing problems experience disproportionately greater need as defined by HUD in some of the income subgroups.

For the very low-income group, data indicates very low-income Asian households experience a disproportionately greater need along with Hispanic households. However, at the next income level, no disproportionately greater need was identified for any racial or ethnic subgroup. Although the proportion of low-income Black/African American and Asian households with one or more housing problems was higher than the income group as a whole, it did not exceed the threshold to indicate a disproportionately greater need. In the moderate-income level, the proportion of White and Black/African American households with one or more housing problem exceeded that of the subgroup but did not exceed the threshold to indicate disproportionately greater need.

Asian households with one or more housing problems exhibit disproportionately greater need in two income level subgroups. Proportions of Asian households with housing problems compared to the jurisdiction as a whole indicate disproportionately greater need among very low- and middle-income levels. Hispanic households also experience disproportionately greater need in the very low-income subgroup.

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

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole to identify any disproportionately greater needs. Like the preceding analysis, this section us of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than the income level as a whole.

Table 17 through Table 20 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities

Income classifications include:

- ✦ Very low income up to 30% of area median income (AMI) or \$24,400 for a family of four;
- ✦ Low income 30 to 50% AMI or \$24,251 to \$37,400 for a family of four;
- ✦ Moderate income 50 to 80% AMI or \$31,101 to \$59,850 for a family of four; and
- ✦ Middle income 80 to 100% AMI or \$49,751 to \$74,800 for a family of four.

0%-30% of Area Median Income

Out of a total of 12,300 very low-income households, 59% of households in Kansas City, KS have one or more severe housing problems. Black/African American households comprise 40% of households in this income category with one or more severe housing problems. White households, the second largest racial or ethnic group with one or more severe housing problems in this income category, comprise 31% while 21% is represented by Hispanic households. Asian households represent 4% of households with one or more severe housing problem. American Indian and Pacific Islander households with severe housing problems comprise 1% or less of the total number of households with severe housing problems. The proportion of Asian (72%) households with one or more severe problems exceeds 59% and meets HUD's definition of disproportionately greater need.

Table 17 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,285	3,645	1,375
White	2,250	1,220	480
Black / African American	2,905	1,460	720
Asian	285	105	4
American Indian, Alaska Native	25	14	4
Pacific Islander	20	0	10
Hispanic	1,530	750	100

*Data Source: 2013-2017 CHAS*The four severe housing problems are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than 1.5 persons per room, Cost Burden over 50%*

30%-50% of Area Median Income

Approximately 19% of the 9,585 low-income households in Kansas City experience severe housing problems. Over a third (35%) of households in this income category with one or more severe housing problems are Hispanic; 29% are Black/African American; 28% are White; and 7% are Asian. The proportion of Asian (24%), Hispanic (23%), Black (21%), and White (58%) households with severe housing problems all exceed 19% but do not meet HUD's definition of disproportionately greater need.

Table 18 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,800	7,795	0
White	495	3,040	0
Black / African American	515	1,970	0
Asian	120	375	0
American Indian, Alaska Native	4	39	0
Pacific Islander	0	0	0
Hispanic	625	2,075	0

*Data Source: 2013-2017 CHAS*The four severe housing problems are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than 1.5 persons per room, Cost Burden over 50%*

50%-80% of Area Median Income

Approximately 8% of the 12,475 moderate-income households in Kansas City experience severe housing problems. Moderate-income white households comprise around 42% of households experiencing one or more severe housing problems. Hispanic households comprise 31%, Black/African American households comprise 17% and Asian households comprise 8% of all households with severe housing problems. Most of the shares of households with severe housing needs are close to the income groups as a whole, however, the proportion of Asian households experiencing one or more severe housing problems is more than double (22%) the jurisdiction as a whole and exceeds the threshold to indicate disproportionately greater need.

Table 19 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,015	11,465	0
White	430	4,955	0
Black / African American	170	2,890	0
Asian	85	305	0
American Indian, Alaska Native	0	110	0
Pacific Islander	0	10	0
Hispanic	315	2,870	0

*Data Source: 2013-2017 CHAS*The four severe housing problems are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than 1.5 persons per room, Cost Burden over 50%*

80%-100% of Area Median Income

Among the middle-income group, only 3% of all households experience severe housing problems. The majority of households in this income category with one or more severe housing problems are white (41%); followed by Black/African American (28%); and Asian (18%). Hispanic households with severe housing problems represent less than 11% of all households with severe housing problems. All represented subgroups with middle incomes experience one or more housing problems at a rate close to the overall middle-income subgroup, except for Asian households (27%). This indicates there is disproportionately greater need.

Table 20 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	170	5,730	0
White	70	3,160	0
Black / African American	49	1,245	0
Asian	30	80	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	19	1,140	0

*Data Source: 2013-2017 CHAS*The four severe housing problems are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than 1.5 persons per room, Cost Burden over 50%*

Discussion

Black/African American and white households are the two largest groups represented and comprise 35% and 32% of all households with one or more severe housing problems across all income levels respectively. However, the group that exhibits disproportionately greater need is Asian households. The proportion of very low-income Asian households with severe housing problems (72%) is the largest among all groups and income levels. Asian households show disproportionately greater need in three of the four income levels: very low-income, moderate income, and middle income. No other race or ethnic group showed disproportionately greater need. Using the HUD methodology, there is no disproportionately greater need of households experiencing severe housing problems at the low-income level.

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:

This section assesses 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. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, income was not calculated.

Housing Cost Burden

Table 21 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	35,685	9,425	8,455	1,405
White	18,175	3,735	2,880	480
Black / African American	7,995	2,710	3,365	730
Asian	975	375	275	4
American Indian, Alaska Native	190	34	29	4
Pacific Islander	10	0	20	10
Hispanic	7,505	2,245	1,685	119

Data Source: 2013-2017 CHAS

Discussion:

Table 21 shows that 33% of all households in Kansas City experience housing cost burdens. White households comprise 37% of all cost burdened households in the city and over a quarter of all white households experience cost burdens. Approximately 41% of Black/African American households experience cost burdens and comprise 34% of all cost burdened households in Kansas City. Cost burdened Hispanic households comprise just 22% of all cost burdened households in the city, however, 34% of Hispanic households experience cost burdens. The proportion of Asian households with cost burdens is similar to other groups at approximately 40%, however, cost burdened Asian households represent 4% of all cost burdened households. Shares of American Indian and Pacific Islander cost burdened

households comprises just a small fraction of all cost burdened households (less than 1%), but these groups experience cost burdens at a rate of 25% and 50% respectively.

Among cost burdened households in Kansas City, 53% are cost burdened by spending between 30% and 50% of their income on housing costs. White households comprise 40% of all cost burdened households spending between 30 and 50% of income on housing (3,735 households). Black/African American households make up the second largest group of households (29%) spending 30-50% of income on housing costs.

Households with housing costs that exceed 50% of household income are considered severely cost burdened. Approximately 15% of all households in Kansas City experience a severe cost burden. Black/African American households comprise 40% of households with severe cost burdens. White households represent 34% of households spending more than 50% of income on housing. Hispanic households represent 20%, and the remainder of the households with severe cost burdens are comprised of Asian at 3% and American Indian and Pacific Islanders each comprising less than 1%.

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?

Several of the income categories have racial or ethnic groups with disproportionately greater need than the needs of the income category as a whole. In Kansas City, the very low-income classification, where households make up to 30% of the median income (AMI), Asian households showed disproportionately greater need. They showed greater need with both, Housing Problems and Severe Housing Problems. Hispanic households also showed disproportionately greater need in this income category with housing needs, where households spend more than 30% of their income on housing expenses.

The low-income category has no racial or ethnic group with disproportionately greater need. In the Moderate-income group, Asian households again show disproportionately greater need with severe housing problems. And Asian households show disproportionate greater need in both subgroups of the middle-income category. Data indicates that Asian households experience disproportionately greater needs in 5 out of 8 subgroups, and 3 out of 4 income categories.

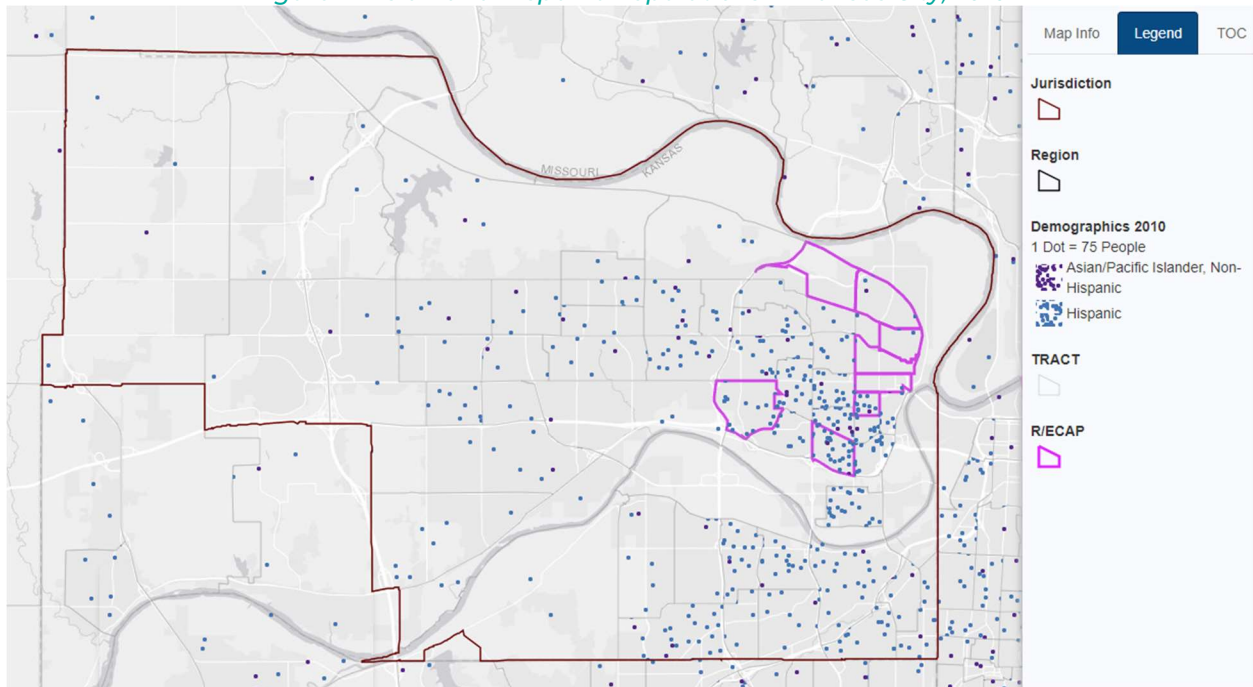
If they have needs not identified above, what are those needs?

Input collected during the community engagement process identified housing affordability for low- and moderate-income households as the priority housing need in Kansas City. Community members also discussed a need for senior housing, energy efficiency/rehab programs, and permanent supportive housing in the county. In addition to housing needs, stakeholders identified the following needs experienced by low and moderate-income households in Kansas City: high speed internet and computers, affordable childcare, access to affordable transportation options, domestic violence services, mental health services, and access to parks and community centers.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The map that follows shows the population distribution for Asian and Hispanic residents in Kansas City. These two groups showed disproportionately greater need among different income categories. Most of the Asian and Hispanic populations are concentrated in the eastern half of the city. There appear to be dense clusters of Hispanic households near the city's eastern and southeastern borders.

Figure 1 - Asian and Hispanic Populations in Kansas City, 2010



Source: HUD AFFH

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?

Several of the income categories have racial or ethnic groups with disproportionately greater need than the needs of the income category as a whole. In Kansas City, the very low-income classification, where households make up to 30% of the median income (AMI), Asian households showed disproportionately greater need. They showed greater need with both, Housing Problems and Severe Housing Problems. Hispanic households also showed disproportionately greater need in this income category with housing needs, where households spend more than 30% of their income on housing expenses.

The low-income category has no racial or ethnic group with disproportionately greater need. In the Moderate-income group, Asian households again show disproportionately greater need with severe housing problems. And Asian households show disproportionate greater need in both subgroups of the middle-income category. Data indicates that Asian households experience disproportionately greater needs in five out of eight subgroups, and three out of four income categories.

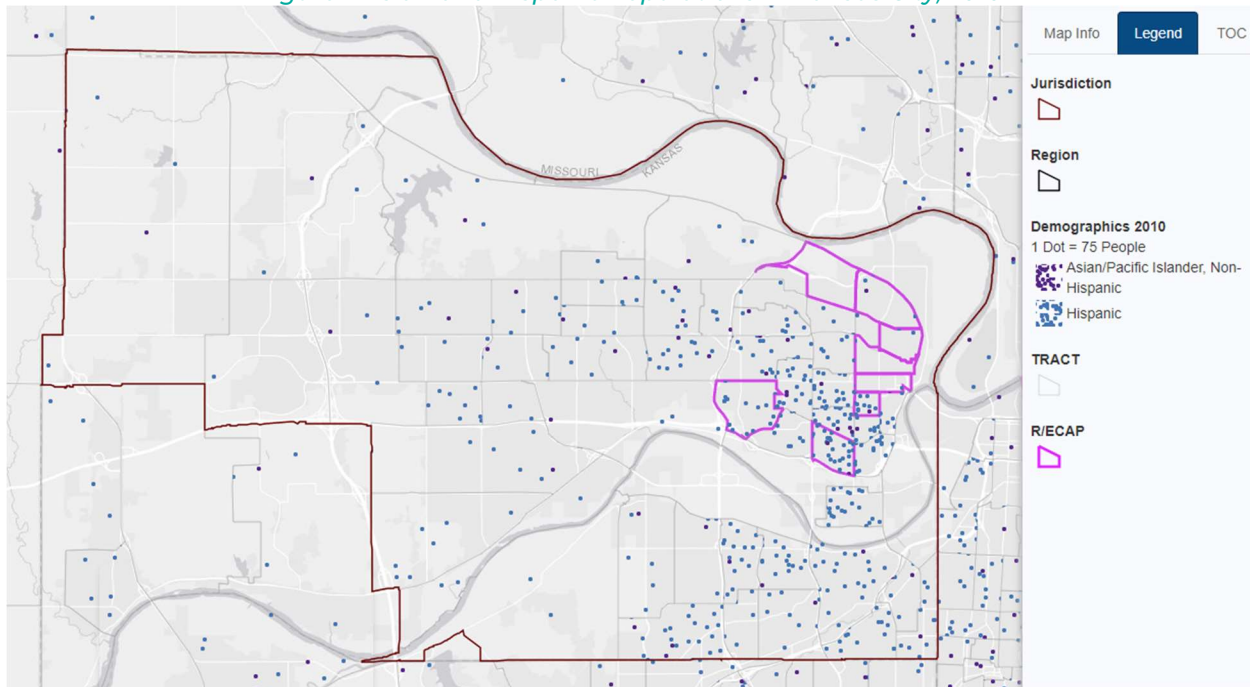
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Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The map that follows shows the population distribution for Asian and Hispanic residents in Kansas City. These two groups showed disproportionally greater need among different income categories. Most of the Asian and Hispanic populations are concentrated in the eastern half of the city. There appear to be dense clusters of Hispanic households near the city's eastern and southeastern borders.

Figure 2 Asian and Hispanic Populations in Kansas City, 2010



Source: [HUD AFFH](#)

NA-35 Public Housing – 91.205(b)

Introduction

The Kansas City, Kansas Housing Authority (KCKHA) provides publicly supported housing options for low-income residents living in Wyandotte County. According to the KCKHA 2022 Annual Plan, the housing authority provides 3,750 total units countywide. Currently, there are 2,108 public housing units and 1,642 tenant-based or project-based housing choice vouchers. The KCKHA acquired the Bonner Springs Housing Authority in July 2021, adding 50 public housing units to its supply.

Additional data from the HUD PIC dataset indicates that 446 public housing households and 243 tenant-based voucher households have an elderly person (over 62 years old). Around 564 public housing households and 316 voucher-holding households have a member with a disability. Looking at households by race and ethnicity, Black households make up 70% of all public housing and 80% of all vouchers.⁴ White households make up 27% of public housing and 19% of all vouchers. Hispanic households make up 5% of public housing and 3% of vouchers.

⁴ Race or ethnicity data reflects demographics for the head of household.

Totals in Use

Table 22 - Public Housing by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	50	0	2,108	1,642	0	1,290	8	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 23 - Characteristics of Public Housing Residents by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	11,156	0	9,750	11,324	0	11,286	7,909		0
Average length of stay	0	0	5	4	0	4	0		0
Average Household size	1	0	1	2	0	2	1		0
# Homeless at admission	0	0	7	0	0	0	0		0
# of Elderly Program Participants (>62)	32	0	446	243	0	243	0		0

# of Disabled Families	4	0	564	316	0	309	5	0
# of Families requesting accessibility features	50	0	1,865	1,305	0	1,290	8	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table 24 – Race of Public Housing Residents by Program Type

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	31	0	503	254	0	252	1	0	0
Black/African American	19	0	1,268	1,047	0	1,035	7	0	0
Asian	0	0	88	3	0	2	0	0	0
American Indian/Alaska Native	0	0	5	1	0	1	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 25 – Ethnicity of Public Housing Residents by Program Type

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	6	0	88	40	0	40	0	0	0
Not Hispanic	44	0	1,777	1,265	0	1,250	8	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

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:

In 2021, an estimated 24% of public housing households and 23% housing choice voucher households had a person with a disability living in the household.⁵ According to KCKHA staff, the most common request from existing KCKHA residents with disabilities is for ground level rental units with private door entry (or units on floors 1-3 if living in a high rise). Residents with disabilities also commonly request restroom handrails. KCKHA staff note that they receive more requests for accessibility features from long-term residents than from applicants on the waitlist. Long term residents requesting accessibility features are likely to have experienced a major life change that triggered a need for accessibility features, such as a health challenge or aging.⁶

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

KCKHA residents report that they need a range of goods and services, including new clothing, furniture, and dishes, and educational programming such as literacy courses and life skills classes (e.g., cooking, maintaining an apartment). Residents also note a need for improved access to information through case management services or other means of communication. Residents express a need for more information on tenant housing rights, how to connect to KERA funds, and options for rental payments within the KCKHA (flat rent vs. income-based rent). Finally, residents note that they would benefit from having a grace period between the

⁵ HUD. "A Picture of Subsidized Households." <https://www.huduser.gov/portal/datasets/assthsg.html>
2021 estimates are based on the 2010 census.

⁶ Correspondence with KCKHA staff, dated March 9, 2022.

date that they begin earning additional income (through a new job or promotion) and the date when their rents increase.

In addition to these needs, current public housing residents and HCV holders may also be in immediate need of general opportunities to attain a level of financial stability and professional skills, as well as resources in areas such as job training and assistance, food, childcare, transportation, health services and mental health supports.

How do these needs compare to the housing needs of the population at large?

The needs of public housing residents and voucher holders are different from those of the city's overall low- and moderate-income population primarily in that these residents are stably housed in housing they can afford. With this need met, residents can work on other needs that low- to moderate-income families typically face in addition to housing insecurity.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

This section discusses the size and characteristics of the population experiencing homelessness in Kansas City. The Greater Kansas City Coalition to End Homelessness serves as the Continuum of Care (CoC) lead agency for the area that include Kansas City/Wyandotte County, Kansas and Kansas City/Independence/Lee's Summit/Jackson County, Missouri. Each year, the Coalition directs a Point-in-Time (PIT) count of people experiencing homelessness throughout the region on one night in January. The table below shares results of the PIT count for Kansas City/Wyandotte County in 2021, which identified a total of 150 unhoused individuals and 141 households.

Table 26 – 2021 Point-in-Time Count for the Kansas City/Wyandotte County CoC

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	23	52	66	141
Total number of persons	27	55	68	150
Number of children (under age 18)	4	1	0	5
Number of persons age 18 to 24	2	0	0	2
Number of persons over age 24	21	54	68	143

Data Source: 2021 Point-in-Time Count MO-604K Kansas City/Wyandotte County CoC

Because most shelter resources in the region are in Missouri, the Kansas City/Wyandotte County PIT data likely underestimates the local need for homeless housing and services. As evidence of the need in the region, the 2021 PIT count for Kansas City/Independence/Lee's Summit/Jackson County, Missouri recorded a total of 1,425 people experiencing homelessness. This count may include some Kansas City/Wyandotte County residents who went to Missouri to access shelter resources not available in Kansas.

In addition to PIT counts, Kansas City Police Department data indicates the level of need for housing and services for people experiencing homelessness. In 2021, the Police Department recorded 489 contacts with unhoused persons, of whom the majority were male (72%) and white (55%).

Table 27 – 2021 Contacts with Unhoused Persons by the Kansas City Police Department

	Total Contacts
Total	489
Gender Breakdown	
Female	137
Male	352
Breakdown by Race / Ethnicity	
White	269
Black	188
Asian or Pacific Islander	4
Hispanic or Latino	28

Data Source: Unified Government of Wyandotte County/Kansas City

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).

Of the 150 people experiencing homelessness counted in the 2021 PIT count, 15 were chronically homeless (10%). Of those 15, most were unsheltered (11) and the remainder (4) were in emergency shelter (see Table 28).

The 2021 PIT count identified 8 people in households with at least one adult and one child (3 households and 5% of total people experiencing homelessness). Five of these people were children under age 18 and three were adults over age 24. Two the households were in emergency shelter and one was in transitional housing. The PIT count also identified two unaccompanied youth, both in emergency shelter, but no parenting youth or children of parenting youth.

Twenty unhoused veterans were counted during the 2021 PIT count. Their housing statuses varied, with 4 in emergency shelter, 10 in transitional housing, and 6 unsheltered. The count did not include any veterans with families with children. Data was not available regarding the number of persons becoming or exiting homelessness each year or the average number of days that persons experience homelessness.

Table 28 – 2021 Point in Time Count: Characteristics of Persons Experiencing Homelessness

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Demographic Summary by Gender				
Female	18	37	18	73
Male	9	18	49	76
Transgender	0	0	0	0
Gender Non-Conforming	0	0	1	1
Summary of Other Populations Counted				
Chronically Homeless	4	0	11	15
Adults with Serious Mental Illness	12	15	15	42
Adults with Substance Use Disorder	7	21	8	36
Veterans	4	10	6	20
Adults with HIV/AIDS	0	1	0	1
Adult Survivors of Domestic Violence	9	14	7	30
Unaccompanied Youth	2	0	0	2
Parenting Youth	0	0	0	0
Children of Parenting Youth	0	0	0	0

Data Source: 2021 Point-in-Time Count MO-604K Kansas City/Wyandotte County CoC

Nature and Extent of Homelessness

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

As mentioned above, the PIT count identified 3 households experiencing homelessness with at least one adult and one child, which included a total of 8 people (five children and three adults). No parenting youth or children of parenting youth were counted. All of these households were sheltered, either in emergency or transitional housing.

Of the 20 veterans counted in the PIT count, 14 were sheltered and 6 unsheltered. No veterans with families with children were counted.

Table 29 – 2021 Point in Time Count: Persons in Households with at Least One Adult and One Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	2	1	0	3
Total number of persons	6	2	0	8
Number of children (under age 18)	4	1	0	5
Number of persons age 18 to 24	0	0	0	0
Number of persons over age 24	2	1	0	3

Data Source: 2021 Point-in-Time Count MO-604K Kansas City/Wyandotte County CoC

As previously discussed, Kansas City/Wyandotte County PIT counts would not include any Kansas residents who sought emergency shelter or transitional housing in Missouri, where most of the shelter resources in the region are located. Thus, Kansas City/Wyandotte County PIT figures may underestimate local need for housing and services.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The PIT count also categorized the number of people experiencing homelessness in Kansas City/Wyandotte County by race and ethnicity (shown in the table that follows). The count found that the vast majority of individuals were white (57%) or Black (37%). Of these, Black people were more likely to be unsheltered (55%) than white people (40%). Regarding ethnicity, the count identified 19 Hispanic or Latino people experiencing homelessness (13% of the total) and 131 people who are not Hispanic or Latino.

Table 30 – 2021 Point in Time Count: Race and Ethnicity of Persons Experiencing Homelessness

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Homeless Persons by Race				
White	12	10	34	86
Black or African American	10	15	30	55
Asian	0	0	1	1
American Indian or Alaska Native	1	0	0	1
Native Hawaiian or Pacific Islander	0	0	1	1
Multiple Races	0	0	1	1
Homeless Persons by Ethnicity				
Non-Hispanic/Non-Latino	18	52	61	131
Hispanic/Latino	9	3	7	19

Data Source: 2021 Point-in-Time Count MO-604K Kansas City/Wyandotte County CoC

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2021 PIT count noted a total of 150 people experiencing homelessness, including 82 sheltered (55%) and 68 unsheltered (45%) people. Of the sheltered individuals, about two-thirds were in transitional housing (67%) and the remaining one-third were in emergency shelter. Of the 7 individuals counted under the age of 25, none were unsheltered.

Discussion

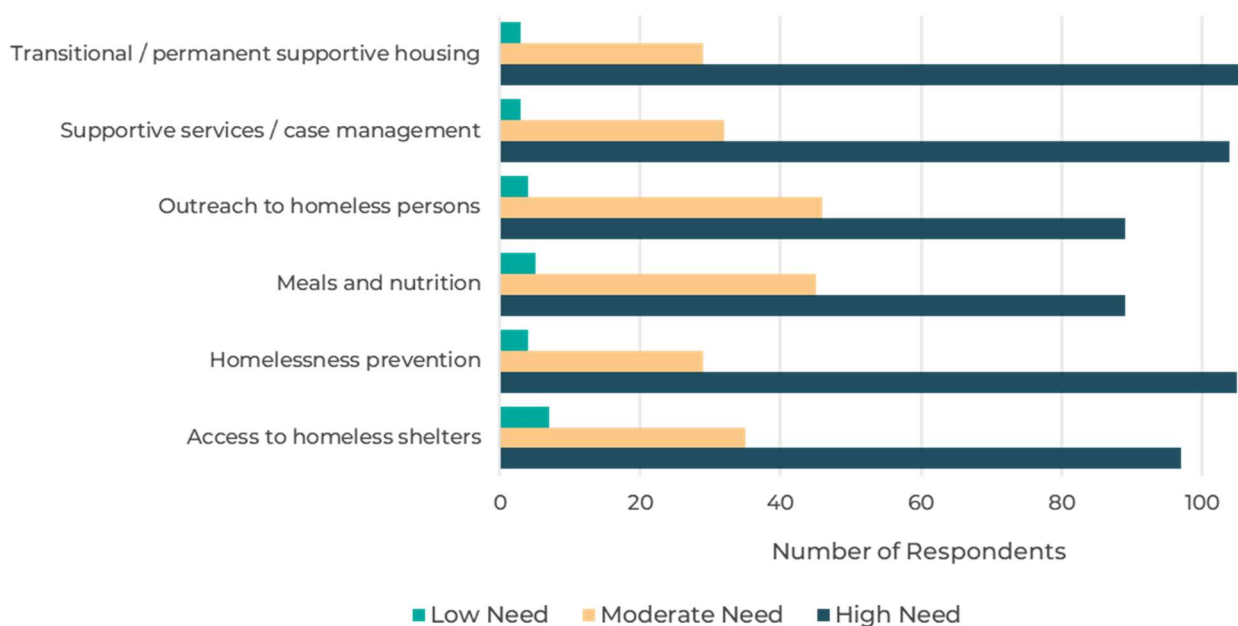
Data from the PIT counts for Kansas City/Wyandotte County and Kansas City/Independence/Lee's Summit/Jackson County indicate a high level of need for housing and services for people experiencing homelessness in the region. Community input received during the development of this Plan also supports the need for resources for people experiencing homelessness in Kansas City. The figure that follows shares the results of a survey question asking participants to identify a variety of housing and services as a "low," "moderate," or "high" need in Kansas City/Wyandotte County. While all needs related to homelessness were ranked relatively highly survey-wide, priorities as identified by participants include transitional and permanent supportive housing, supportive services and

case management, and homelessness prevention. These categories were ranked as a high need by more than 70% of survey participants.

Public meeting, focus group, and stakeholder interview participants noted several priority homeless needs in Kansas City, including:

- 🏠 Attainable housing including housing with convenient transit access
- 🏠 Rental and utility assistance coupled with education about eviction prevention
- 🏠 Trauma-informed street outreach
- 🏠 Non-congregate shelter such as a hotel with a one-stop shop for services
- 🏠 Permanent supportive housing
- 🏠 Mental health services
- 🏠 Case management and housing navigators
- 🏠 Tiny houses or container housing
- 🏠 Housing options or assistance for people leaving prison
- 🏠 Collaboration with land bank to create more affordable housing opportunities
- 🏠 Development of an overarching strategy to respond to homelessness
- 🏠 Better balance of resources between Kansas and Missouri

Figure 3 – Homeless Needs from the Community Survey



NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

This section discusses the characteristics and needs of people in various subpopulation in Kansas City who may require supportive services, including people with HIV/AIDS, seniors, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, and survivors of domestic violence.

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly

According to 2016-2020 American Community Survey estimates, about 12% of Kansas City's population is elderly (age 65 and over) and about 5% of the population is considered frail elderly (age 75 and over). About 40% of individuals age 65 and over have one or more disabilities (from ACS tables S0101 and S1810).

People with Disabilities

According to 2016-2020 American Community Survey estimates, about 14% of Kansas City residents have one or more disabilities. Most common are ambulatory and independent living difficulties, which impact 8% and 6% of the population, respectively. Hearing, vision, and self-care difficulties are less common, impacting about 2-3% of the population.

People with HIV/AIDS and Their Families

According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 327 out of every 100,000 people in Wyandotte County were living with HIV as of 2019. Further, 19 out of every 100,000 people living in the County were newly diagnosed with HIV in 2019.

Persons with Alcohol or Drug Addiction

The northeast Kansas region, which includes Kansas City, had an estimated 5.4% rate of alcohol use disorder in the past year for individuals age 12 and older, according to 2016-2018 data from the U.S. Substance Abuse & Mental Health Data Archive (SAMHDA). In the past year, about 1.6% of the region's population is estimated to have used cocaine and 0.2% to have used heroin, per the 2016-2018 data.

Survivors of Domestic Violence

The Centers for Disease Control estimates that about 35% of women and 13% of men in Kansas have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetimes, according to its National Intimate Partner and Sexual Violence Survey State Report released in 2017. Apply these figures to the Kansas City population

estimates that about 26,563 women and 9,885 men in Kansas City have experienced any intimate partner violence in their lifetimes.

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive service needs of these subpopulations (the elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, and reentry populations) were determined by input from housing and service providers and the public through public meetings and stakeholder interviews, as well as through a review of research on housing and service needs of specific populations.

Housing that is Affordable, Accessible, Safe, and Low-Barrier

Residents with special needs often live at or below the federal poverty level. High housing costs make it difficult for these populations to afford housing. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD's fair market rent documentation for FY 2022 estimates fair market rent for a two-bedroom unit in Kansas City at \$1,030 per month, and for a three-bedroom unit at \$1,365 per month.

There is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily 'missing middle' housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low-barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons, there is a need to ensure that accessible, low-barrier housing is available and to take actions to reduce discrimination, such as providing fair housing services.

The elderly, people with disabilities, and others who may not have access to vehicles often need housing that is accessible to transportation, recreation, and employment. These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Like other populations with special needs, people living with HIV/AIDS also need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable.

Transportation

Access to transportation is an important concern for people with special needs. People with disabilities and others who may not have access to vehicles need housing close to transportation services to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not within walking distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs. Stakeholder noted a need for improved transit reliability and better facilities at transit stops (i.e, benches or bus shelters). Some participants also identified transportation assistance as a key need for seniors in Kansas City.

Specialized Housing and Services

Specialized housing addresses needs of specific populations. People with physical, intellectual, or developmental disabilities; people living with HIV/AIDS; and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services. The Housing First model emphasizes that supportive services should not be required for people to access housing. Case management was a key need identified by stakeholders related to reducing or preventing homelessness for many subpopulations.

Workforce Development and Employment Services

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others.

Physical and Mental Healthcare Access

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and cultural, geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations.

Education and Combating Perceptions

Combating stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Further, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing risk of homelessness.

Outreach

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations.

Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 327 out of every 100,000 people in Wyandotte County were living with HIV as of 2019. Further, 19 out of every 100,000 people living in the County were newly diagnosed with HIV in 2019.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

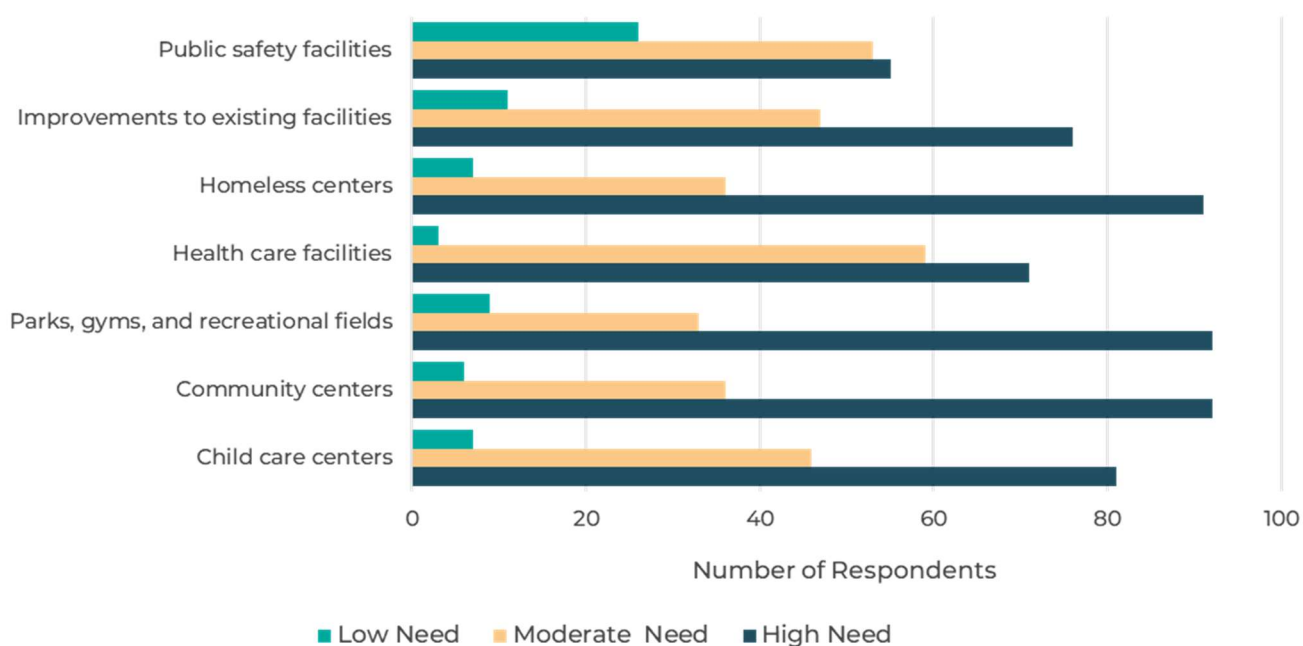
Describe the jurisdiction's need for public facilities.

Buildings open to the general public or for use by target special needs populations, whether owned by the government or by nonprofit organizations, may be considered public facilities under the CDBG program. Community survey participants were asked to identify a variety of public facilities as “low,” “moderate,” or “high” needs in Kansas City, with the following top three responses: (1) community centers (e.g., youth centers, senior centers, cultural centers); (2) homeless centers; and (3) community parks, gyms, and recreational fields. These facilities were each selected as a high need by more than two-thirds of survey takers (see Figure 4).

Input from community meeting, focus group, and interview participants supported survey findings. Common needs identified by stakeholders include:

- 🏠 Community centers with programming for youth and seniors
- 🏠 Additional parks and other greenspace, especially in neighborhoods further from the city center
- 🏠 Maintenance of and improvements to existing parks
- 🏠 Walking and biking trails
- 🏠 Community pools
- 🏠 Fitness centers
- 🏠 Healthcare centers, especially in northeast Kansas City
- 🏠 Grocery stores, especially in northeast Kansas City

Figure 4 – Public Facility Needs from the Community Survey



How were these needs determined?

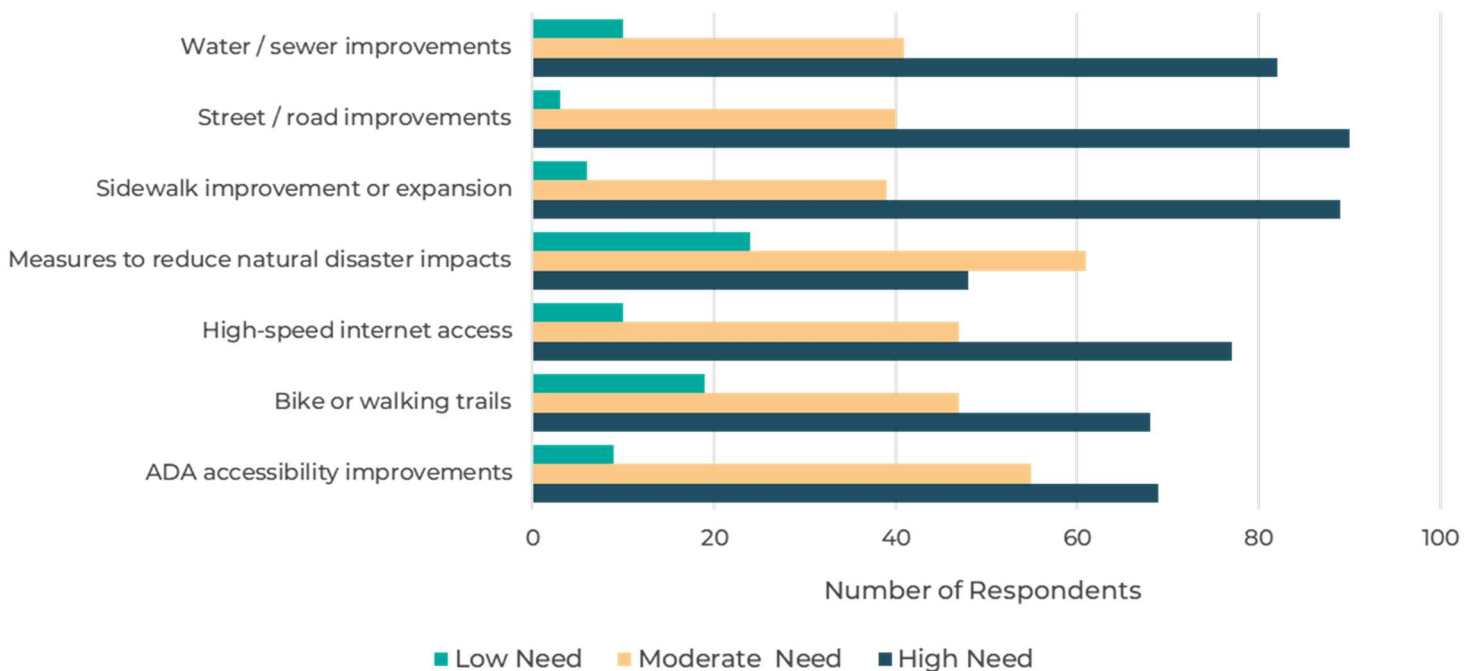
Kansas City's public facility needs were determined based on input from stakeholders engaged through interviews, public meetings, and the community survey completed by 142 respondents. Please see Table 2 for a list of participating organizations.

Describe the jurisdiction's need for public improvements.

Survey respondents were also asked to rank public improvement needs in Kansas City. The top three responses were street/road improvements, sidewalk improvement or expansion and water/sewer improvements. Each of these items was identified as a high need by about 60% or more of survey takers.

Community meeting and focus group attendees and interview participants also identified sidewalks, including sidewalk expansion and repair of existing sidewalks, as a priority infrastructure needs. Other public improvements prioritized by stakeholders include lighting along streets and in parks, streetscaping/beautification, broadband access, and transit improvements such as better reliability and more transit stop infrastructure such as shelters or benches.

Figure 5 – Public Infrastructure Needs from the Community Survey



How were these needs determined?

Kansas City's public improvement needs were determined based on input from stakeholders engaged through interviews, public meetings, and the community survey completed by 142 respondents. Please see Table 2 for a list of participating organizations.

Describe the jurisdiction's need for public services.

Public services are an important component of the Unified Government's community development strategy and the UG will spend up to 15% of its CDBG funding on services over the next five years. The top six public service needs selected by respondents to the Community Survey include: (1) health and mental health services; (2) childcare; (3) youth services/programs; (4) substance abuse/crime prevention; (5) neighborhood cleanups; and (6) abused and neglected children services.

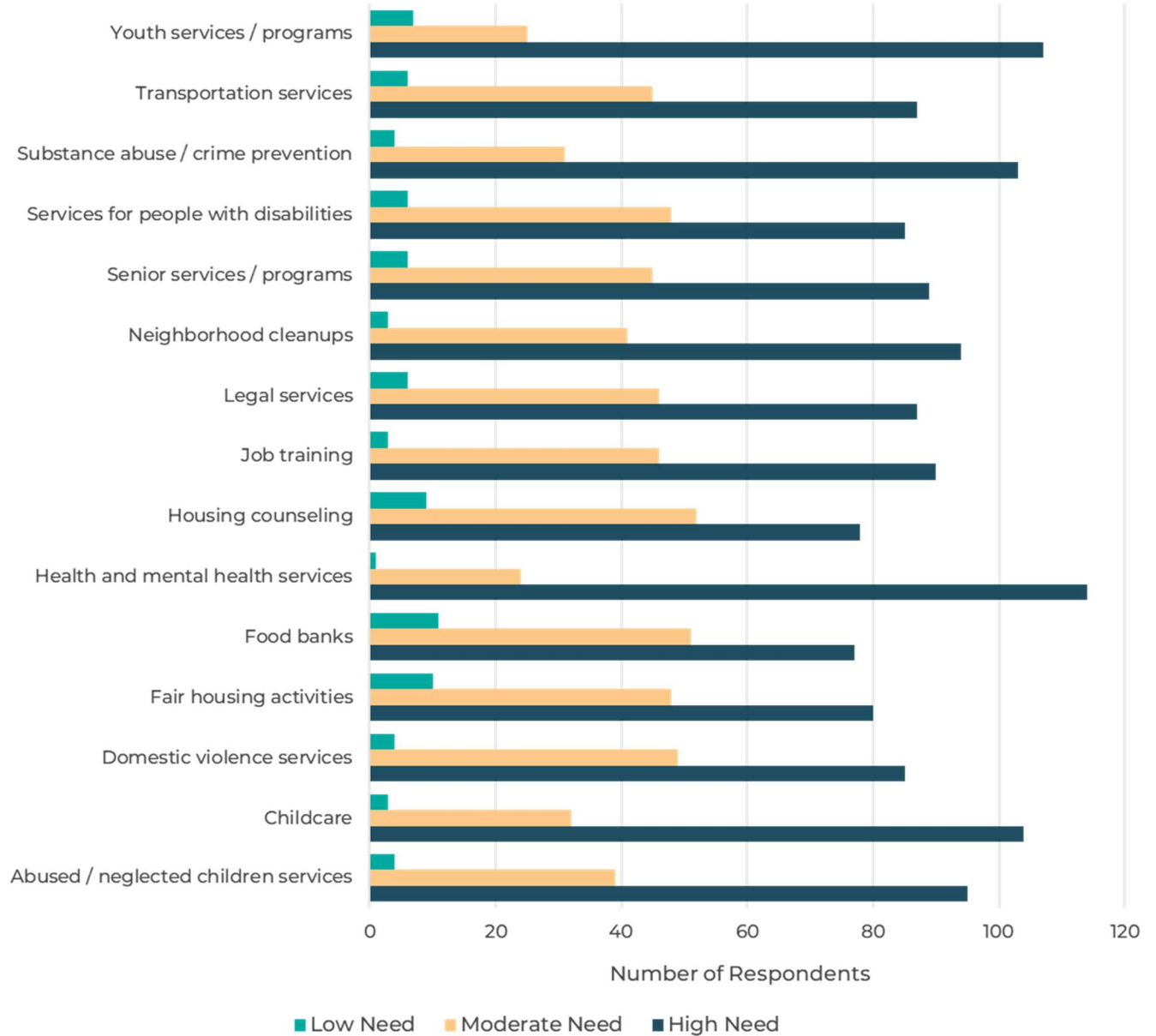
Stakeholders that participated in interviews, meetings, and focus groups also placed strong emphasis on the need for youth programs and childcare in Kansas City. In particular, they would like to see more youth programming connected with public parks. Other public service needs identified by community members include:

- 👉 Senior programs
- 👉 Senior transportation assistance
- 👉 Family stability programs
- 👉 Life skills training/classes
- 👉 Literacy programs
- 👉 Homeownership preparation and credit restoration assistance
- 👉 Fair housing education
- 👉 Assistance with accessing technology (internet and cell phone)
- 👉 Food access assistance
- 👉 Clothing, furniture, and household goods/bedding assistance
- 👉 Multilingual services and events

How were these needs determined?

Kansas City's public facility service were determined based on input from stakeholders engaged through interviews, public meetings, and the community survey completed by 142 respondents. Please see Table 2 for a list of participating organizations.

Figure 6 – Public Service Needs from the Community Survey



Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing choices are limited by household income and wealth; however, a lack of affordable housing in an area may also create significant hardships for low- and moderate-income households. Households that spend more than 30% of their income on housing are considered 'housing cost burdened' and may have difficulty affording other necessities, such as food, clothing, and childcare. Data examined in the following sections shows that there is a lack of rental and for-sale housing in the city that is affordable to residents with very low incomes, and a significant proportion of households are cost-burdened or severely cost-burdened by housing costs. Stakeholders and residents who participated in this planning process also noted a need for development of new housing units affordable to residents with incomes between below 50% AMI. In addition to reviewing current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

MA-10 Number of Housing Units- 91.210(a)&(b) (2)

Introduction

There are 62,845 housing units in Kansas City, according to 2013-2017 Five-Year American Community Survey estimates. The largest share of units are single-family detached structures (70%), followed by single-family attached structures (9%), and Multifamily buildings of 5 to 19 units (9%). About 5% are units in large multifamily buildings (20 or more units) and 5% are in duplexes, triplexes, and quadruplexes. Lastly, about 2% are units in mobile homes, boats, RVs, and vans.

More than half of occupied units in Kansas City are owner-occupied (56%), and less than half are renter-occupied (44%). Almost all owned housing has at least two bedrooms: 23% has two bedrooms and 73% has three or more bedrooms. Rental units tend to be smaller: 23% of units are one-bedroom units, and 4% have no bedrooms. The most common rental units contain two bedrooms (39%) or three or more bedrooms (35%).

All residential properties by number of units

Table 31 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	44,040	70%
1-unit, attached structure	5,530	9%
2-4 units	2,910	5%
5-19 units	5,915	9%
20 or more units	3,270	5%
Mobile Home, boat, RV, van, etc	1,180	2%
Total	62,845	100%

Data Source: 2013-2017 ACS

Unit Size by Tenure

Table 32 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	155	1%	930	4%
1 bedroom	900	3%	5,460	23%
2 bedrooms	7,180	23%	9,260	39%
3 or more bedrooms	22,765	73%	8,320	35%
Total	31,000	100%	23,970	101%

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Housing Authority of Kansas City serves low-income individuals and families through its Housing Choice Voucher program, which distributes an estimated 1,642 vouchers in the city and through its Public Housing program which offers 2,108 units. The HUD LIHTC database also indicates that there are approximately 2,518 LIHTC units in the city. However, the database indicates that only 1,701 LIHTC remain set aside for low-income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Several trends exist that, absent policies focused on preserving the city's affordable housing stock and developing diverse new housing options, indicate that Kansas City will continue to experience a loss of affordable housing inventory. Trends include high levels of demand for housing due to population growth in the city; increasing home values and median rents over the past 10 years; a shortage in the supply of rental and homeowner housing units affordable to households with incomes below 50% HAMFI; and aging housing stock in need of rehabilitation. The Housing Authority of Kansas City will continue to administer Housing Choice Vouchers and provide Public Housing units in Kansas City. Federal law requires any

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LIHTC properties awarded credits after 1989 to maintain affordability for 30 years, although after the first 15 years, owners can leave the program through a relief process. After 30 years (or 15 years if owners are granted regulatory relief), properties can be converted to market-rate units. During the 2022-2026 Five-Year Consolidated Plan, one LIHTC property in Kansas City, Highland Park Townhomes, will age out of the 30-year affordability period. This property has about 126 low-income units.⁷

Does the availability of housing units meet the needs of the population?

Cost burden data shows that housing affordability needs are particularly severe for renters with incomes under 80% of HUD Area Median Family Income (HAMFI), and in particular for those with incomes under 30% HAMFI. An estimated 10,620 renter households with incomes below 80% HAMFI are housing cost burdened, spending more than 30% of income on housing, or severely housing cost burdened, spending more than 50% of income on housing (see Table 9). Renters with incomes of 50% HAMFI and below make up proximately 54% of these cost-burdened renter households.

On the ownership side, income and home value data indicate that starter home prices in the county are out of reach for many moderate- and middle- income households. Based on American Community Survey 5-Year Estimates for 2015-2019, the median home value of owner-occupied units in Kansas City is \$95,600, up 1% from the 2006-2010 median of \$94,500 and up 10% from the 2011-2015 median of \$86,800. Affordability data in the Needs Assessment also shows affordability challenges, with cost burdens impacting households with incomes up to 100% HAMFI. Stakeholders interviewed during this planning process also described an increasingly tight housing market due to high demand for housing and insufficient new housing under development, noting the need to increase the supply of housing for both rental and homeownership units to support housing affordability in the city. In addition to the need to increase housing supply, stakeholders noted the need to assist property owners in making needed repairs to housing units to support housing affordability and quality.

Describe the need for specific types of housing:

Data discussed in the Housing Need Assessment and in this section indicate a particular need for rental and for-sale housing that is affordable to low- and moderate-income households. Housing types that allow for increased affordability of both rental and homeownership units might include options such as smaller housing units: multifamily missing middle housing, including duplexes, triplexes, quadruplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; or tiny homes. Rehabbing units that are aging or dilapidated or that have poor energy efficiency can also increase the number of high-quality affordable units. Survey respondents also emphasized a need for energy efficiency improvements to housing, additional elderly or senior housing units, rehabilitation of affordable rental units, help for homeowners to make housing improvements, and construction of new affordable rental units.

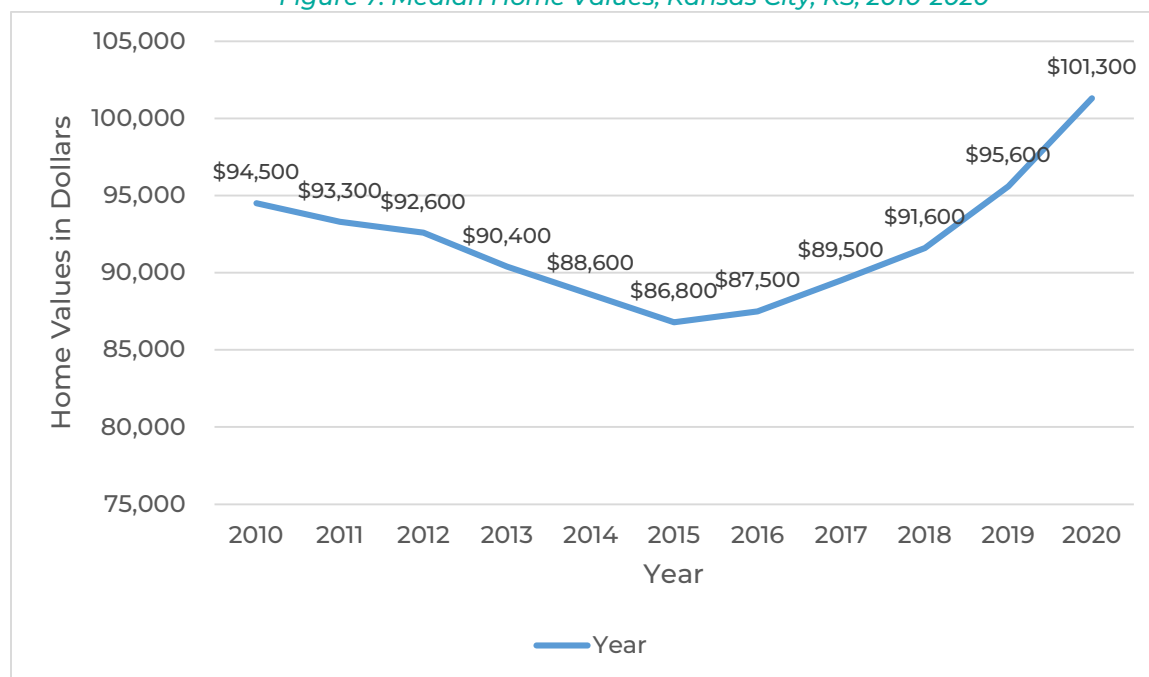
⁷ LIHTC Database Access (huduser.gov)

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Data on housing costs and affordability in Kansas City shows trends of increasing rents and home values, and a need for an increase in housing supply, particularly in units affordable to residents with incomes below 30 to 50% HAMFI. The median home value in the city was estimated at \$89,500 according to 2013-2017 ACS data, down from the 2005-2009 ACS estimate of \$93,100 (see Table 33). The most recent ACS five-year estimate available, for 2016-2020, shows the county's median home value at \$101,300, a 7% increase from the 2006 -2010 estimate of \$94,500 and a 17% increase from the 2011-2015 estimate of \$86,800. Home values in Kansas City decreased steadily after the 2008 recession to its lowest point in 2015. Since then, prices increased to surpass the 2010 median home value. These findings align with stakeholder input that home prices in Kansas City have increased in recent years.

Figure 7. Median Home Values, Kansas City, KS, 2010-2020



Data Source: American Community Survey 5-Year Estimates, Table B25077

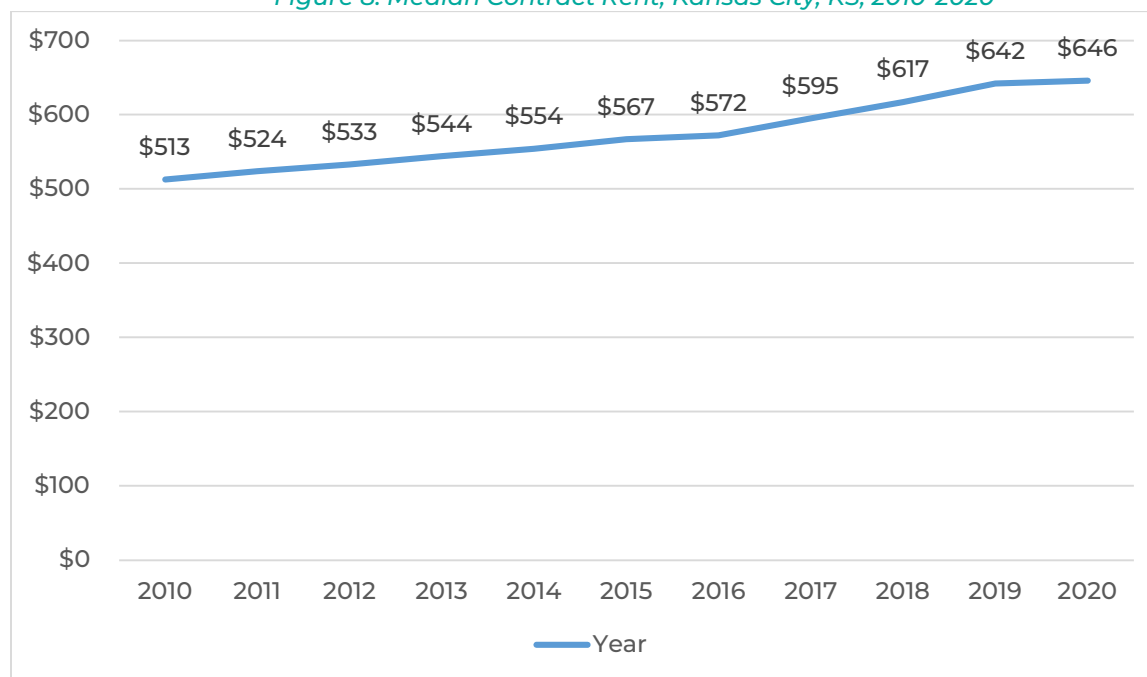
According to the Kansas City Regional Association of Realtors, the median sale price of homes in Wyandotte County was \$180,000 in 2021, up 12.5% from the previous year's \$160,000. A total of 2,093 homes were sold in the county in 2021, up from 1,914 in 2020. The average days on market until sale dropped significantly from 2020 to 2021, from 34 days to 19 days, a 44.1% decrease.⁸

⁸ [Wyandotte, KS \(showingtime.com\)](https://www.showingtime.com/)

Redfin estimates that the median sell price of a home in Kansas City, KS in March of 2019 was \$119,000. By March of 2020, the median home sale price had increased by 12.9% to \$134,000. In March of 2021, the median home sale price was \$165,000, a 22.9% increase from the previous year. By March 2022, the median sale price for a home in Kansas City, KS was \$195,000, an 18.2% increase from the same month in 2021 and a 63.8% increase from the median sale price in March of 2019.⁹

Median contract rent in the city was \$595 as of the 2013-2017 ACS, up from the 2006-2010 estimate of \$513. The most recent ACS five-year estimates available, for 2016-2020, show the city's median rent at \$646, a 26% increase from the 2006-2010 estimate and an 9% increase from the 2013-2017 estimate. ACS data shows that 32% of the city's rental units rent for under \$500 per month, and 62% have rents between \$500 and \$999 per month. Rental rates are \$1,000 to \$1,499 for 5% of units, and \$1,500 or more for 1% of units. Rents in the county have increased steadily in recent years.

Figure 8. Median Contract Rent, Kansas City, KS, 2010-2020



Data Source: American Community Survey 5-Year Estimates, Table B25058

The average rent for apartments in Kansas City, KS in March 2022, were \$650 for studios, \$895 for one-bedroom apartments, \$1,044 for two-beds, and \$1,450 for three-bedroom apartments, according to Rent.com. About 26% of apartment prices were below \$1,000 a month, 31% fell between \$1,001-\$1,500, and 43% of apartment prices were above \$1,500 a month.¹⁰

⁹ [Kansas City Housing Market: House Prices & Trends | Redfin](#)

¹⁰ [Rental Market Trends & Average Rent in Kansas City, KS | Rent.com](#)

Stakeholders emphasized that the greatest affordable housing needs in the city include help for homeowners to make housing improvements, rehabilitation of existing units, energy efficiency improvements, and housing for seniors, families, and people with disabilities. Housing affordability is often an especially acute issue for people who are homeless, people with disabilities, people living with HIV/AIDS, seniors, and people re-entering the community from long-term care facilities or other institutions.

Cost of Housing

Table 33 – Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	93,100	89,500	(4%)
Median Contract Rent	504	595	18%

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Table 34 - Rent Paid

Rent Paid	Number	%
Less than \$500	7,790	32.5%
\$500-999	14,760	61.6%
\$1,000-1,499	1,230	5.1%
\$1,500-1,999	175	0.7%
\$2,000 or more	24	0.1%
Total	23,979	100.0%

Data Source: 2013-2017 ACS

Housing Affordability

Table 35 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,370	No Data
50% HAMFI	10,875	7,785
80% HAMFI	19,780	15,010
100% HAMFI	No Data	19,050
Total	34,025	41,845

Data Source: 2013-2017 ACS

Monthly Rent

Table 36 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	640	786	953	1,286	1,457
High HOME Rent	640	786	953	1,286	1,457
Low HOME Rent	640	775	931	1,075	1,200

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Table 35 estimates the number of units affordable to renters and owners in Kansas City at a variety of income levels. This data can be compared to the number of households at each income level, as provided in Table 6 and Table 8 of the Needs Assessment.

According to CHAS estimates, there are 8,975 renter households with incomes under 30% HAMFI in the city but only 3,370 rental units affordable at that income level (see Table 35). On the other hand, there are 4,565 renter households with incomes of 30% to 50% HAMFI in the city and 10,875 rental units affordable at that income level. Thus, there is insufficient rental housing for households only at the lowest income level. There appears to be a sufficient number of renter units affordable to renter households at the other income levels, although data is not available regarding the number of units available for households with incomes above 80% HAMFI. These figures do not take into account unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low- or moderate-income household may be unavailable to them because it is occupied by a higher-income household.

Turning to owners, there are an estimated 8,360 owner households with incomes 50% HAMFI and below in the city and only 7,785 owner-occupied housing units affordable at that income level (see Table 35). At income levels above 50% HAMFI, there appears to be an adequate number of affordable units. As with rental housing, these figures do not take into account housing size or condition, or the possibility that higher-income households will choose to occupy lower cost units.

Fair Market Rent (FMR) is a standard set by HUD at the county or regional level for use in administering its Section 8 rental voucher program. FMRs are typically the 40th percentile gross rent (i.e., rent plus utility costs) for typical, non-substandard rental units in the local housing market. To afford a two-bedroom rental unit at 2021's Kansas City FMR of \$874 without being cost-burdened would require an annual income of \$34,975. This amount translates to a 40-hour work week at an hourly wage of \$16.81, and a 93-hour work week at minimum wage, or a 46-hour work week at the city's mean renter wage of \$14.62. A three-bedroom unit at the FMR of \$1,168 would require an annual wage of \$46,726.¹¹

¹¹ Kansas | National Low Income Housing Coalition (nlihc.org)

How is affordability of housing likely to change considering changes to home values and/or rents?

The median home value in Kansas City increased by 1% from the 2006-2010 ACS to the 2015-2019 ACS, and median rent increased by 25%. While home values decreased in the period following the 2008 recession, both home values and rents have increased in recent years. Affordability has, in turn, decreased for both renters and owners. High demand for housing, development of new housing that has not kept up with high demand, need for rehab and repair of available housing, and a lack of rental and for-sale housing affordable to residents with incomes less than 30% HAMFI all indicate that housing affordability is likely to continue as a pressing issue in Kansas City.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table 36 shows HUD Fair Market Rents and HOME rents for Kansas City. The city's median contract rent of \$642 (2015-2019 ACS) falls below the FMR and high HOME rents for one-, two-, three-, and four-bedroom units. As of the 2015-2019 ACS data, about 86% of rental units in Kansas City have rents under \$1,000 which falls under the FMR and HOME rents for units with two bedrooms or more. As noted in the previous section, about 80% of rental units have 2 bedrooms or more. Combined, these figures suggest that housing choice voucher holders would be able to access a variety of units, given the share of housing renting for less than FMRs. Note that this data does not reflect housing conditions, which are an important consideration. While the rent may be affordable, substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit. Additionally, housing choice voucher holders may have difficulty finding units that will accept vouchers or difficulty qualifying for leases due to past evictions or credit history.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section examines the condition of housing in Kansas City, including the presence of selected housing conditions: 1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

Renters in Kansas City are more likely than owners to experience one or more of the selected housing conditions. About 44% of renter-occupied units and 25% of owner-occupied units have at least one of the conditions described above (see Table 37). CHAS data discussed in the Needs Assessment indicates that cost burdens are by far the most common housing condition. About 25% of owner-occupied units in the city have one selected condition (7,715

73

units), and about 1% have two or more selected conditions (240 units). In contrast, 44% of renter-occupied units have one selected condition (10,520 units), and 4% have two or more selected conditions (950 units). These figures indicate that rental units are more likely to be physically substandard (i.e., lack a complete kitchen or plumbing).

Age of housing reflects periods of development in Kansas City. The area contains a significant supply of housing built prior to 1980, of which 25,155 units are owner-occupied (81% of owner-occupied units) and 18,620 are rental units (77% of rental units) (see Table 38). Owner-occupied units are more likely than rental units to have been built in 2000 or later (9% and 8%, respectively), and owners are more likely than renters to occupy housing built from 1950 to 1979. While some older units may be well-maintained, the considerable share of housing built prior to 1980 indicates potential need for rehabilitation assistance.

Definitions

For the purpose of this Consolidated Plan, Kansas City defines units in “standard condition” if they meet HUD Section 8 housing quality standards. A unit is defined as “substandard” if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is “substandard but suitable for rehabilitation” if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems but have sufficient systems to allow for clean water and adequate waste disposal.

Condition of Units

Table 37 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,715	25%	10,520	44%
With two selected Conditions	240	1%	950	4%
With three selected Conditions	8	0%	55	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	23,040	74%	12,450	52%
Total	31,003	100%	23,975	100%

Data Source: 2013-2017 ACS

Year Unit Built

Table 38 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,885	9%	2,020	8%
1980-1999	2,955	10%	3,330	14%
1950-1979	15,865	51%	12,040	50%
Before 1950	9,290	30%	6,580	27%
Total	30,995	100%	23,970	99%

Data Source: 2013-2017 ACS

Risk of Lead-Based Paint Hazard

Table 39 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	25,155	81%	18,620	78%
Housing Units build before 1980 with children present	2,605	8%	1,145	5%

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

Table 40 - Vacant Units

	<i>Estimate</i>
Vacant Units	7,512
For Rent	1,722
Rented, Not Occupied	122
For Sale Only	666
Sold, Not Occupied	251
For Seasonal, Recreational, or Occasional Use	232
For Migrant Workers	26
Other Vacant	4,493

Data Source: 2015-2020 ACS Vacancy Status, Table B25004

Need for Owner and Rental Rehabilitation

The large numbers of owner-occupied housing units built between 1980 and 1950 indicate that housing maintenance and rehabilitation may be needed for low-income homeowners. Data regarding housing conditions indicates that 240 owner-occupied units (about 1% of total owner-occupied units) in Kansas City have at least two housing conditions (likely including cost burden and one other condition), and data in the Housing Needs Assessment

shows that owner households tend to experience the housing problems of overcrowding and cost burdens rather than lack of complete plumbing or kitchen facilities.

While the share of owner-occupied housing units with two or more selected conditions is relatively low, 9,290 owner-occupied housing units (30% of all owner-occupied units) in the city were built before 1950, indicating the highest risk for deferred maintenance and rehabilitation need. About 15,860 units of owner-occupied housing units in Kansas City (51%) were built between 1950 and 1980, and as this housing ages, maintenance needs will continue to grow. This data on housing age in Kansas City indicates that some owner-occupied units are at risk of deferred maintenance and may currently or soon be in need of some rehabilitation. Additionally, seniors living on Social Security or retirement income who have paid off their mortgages may be unable to afford necessary repairs and maintenance as their homes age. Community input from stakeholders and residents also indicates that owner-occupied housing rehabilitation is a need in Kansas City.

An estimated 27% of rental housing units in the city (6,580 units) were built before 1950, and 50% of units were built between 1950 and 1980 (12,040 rental units). A larger number and share of rental units (950, or 4%) than owner units (240, or 1%) have at least two housing conditions, likely including cost burdens and at least one other housing condition. Combined, these factors indicate that while there is a high level of need for rehabilitation of both renter- and owner-occupied housing, renters in Kansas City experience the highest levels of need.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 39 identifies the total number of housing units in Kansas City built before 1980 and the total number of renter and owner units built before 1980 that house children under age 6. This includes 2,605 owner-occupied units (8% of all owner-occupied housing units) and 1,145 renter-occupied units (5% of total renter-occupied housing units) with at least two risk factors for exposure to lead-based paint (built before 1980 and housing young children).

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

According to the KCKHA 2022 Annual Plan, there are 2,108 public housing units and 1,642 vouchers in Wyandotte County, for a total of 3,750 publicly supported housing units. Of the 2,108 public housing units, 2,058 units are located in Kansas City, KS. 50 units are located in Bonner Springs, KS. The latter units were acquired in July 2021 as housing stock from the former Bonner Springs Housing Authority.

Totals Number of Units

Table 41 – Total Number of Units by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	92	0	2,108	1,642	35	1,459	93	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The KCKHA offers public housing in 17 developments and 7 scattered sites. These developments include Belrose Manor, Bethany Park Towers, Chalet Manor, Cyrus K. Holliday, Douglas Heights (Elderly), Douglas Heights (Family), Glanville Towers, Grandview Park, Juniper Gardens, Plaza Towers, Rosedale Towers, St. Margaret's Park, Vaughn Dale (Bonner Springs), Welborn Villa, Westgate Towers, Westgate Villa, and Wyandotte Towers. Public housing units are offered through a variety of housing types, including high rises and townhomes.

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:

Public housing developments in the KCKHA are primarily composed of older housing units. Several developments are currently over 50 years old, including Belrose Manor, Chalet Manor, Cyrus K. Holliday, Douglas Heights, Juniper Gardens, St. Margaret's, and Wyandotte Tower. Limited information is publicly available on the overall condition of KCKHA public housing units. However, the age of the housing authority's largest developments suggests that

interior and exterior modernization will be needed in order to accommodate modern heating and cooling, broadband and accessibility improvements.

In September 2021, the KCKHA entered into a voluntary compliance agreement (VCA) with HUD for failing to comply with Section 504 of the Rehabilitation Act of 1973. Public housing authorities are required to design at least 5% of their housing units with accessibility features for persons with mobility difficulties. At least 2% of all housing units must also be accessible for persons with visual impairments. Housing authorities are also required to meet uniform federal accessibility standards (UFAS) in public or community spaces and to have a designated Section 504 Coordinator on staff.

The VCA outlined many areas of non-compliance with Section 504, particularly in public spaces. The KCKHA is now required to make accessibility improvements to door widths, door handles, handrails, stairs, ramps, curb cuts, sidewalks, wheelchair clearances, restroom fixtures, signage, elevators, etc. at various sites. The VCA also indicated a lack of compliance with the required number of accessible units. To become compliant, the KCKHA must ensure that 103 public housing units are UFAS accessible, and 41 units are accessible for persons with hearing or visual impairments.¹² Existing units designated as accessible must be inspected by a third party to ensure that they are UFAS-accessible. The KCKHA is required to complete a Corrective Action Plan to describe its plans for increasing accessibility, including the provision of a range of unit sizes and amenities for persons with disabilities, in its public housing units.

Public Housing Condition

Table 42 - Public Housing Condition

Public Housing Development	Average Inspection Score
Bethany Towers, 1131 Central Avenue	96
St. Margaret's Park, 301 S. Mill Street	84
Cyrus K. Holliday, 1702 S. 37 th Court	98
Juniper Gardens, 1968 N. 2 nd Street	91
Vaughn Dale, 420 N. Park Street	86
Westgate Towers, 6100 Leavenworth Road	49
Wyandotte Towers, 915 Washington Blvd	94

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Due to its current vacancy rate, HUD has determined that Juniper Gardens should be removed from the KCKHA public housing inventory. The KCKHA has since submitted a disposition application to HUD to dispose of the Juniper Gardens public housing units. In

¹² HUD. (29 September 2021) "Voluntary Compliance Agreement." <https://www.kckha.org/wp-content/uploads/2021/10/504-Signed-Agreement-Public-Notice.pdf>, p. 10

preparation for its disposal, the housing authority has contracted with a relocation firm to assist residents with finding alternative housing over the next two years.¹³

A second high rise, Plaza Tower, is currently being renovated. Site renovations include removing exterior concrete to approve the site's appearance. Upgrades in the development will also include new showers, cabinets, kitchen features and appliances. Under its Section 504 Voluntary Agreement with HUD, Plaza Tower is currently being improved to include more accessible units for persons with mobility and visual disabilities.

Other recent revitalization activities in the KCKHA include foundation repair and stabilization at Chalet Manor, HVAC chiller equipment replacement at Westgate Towers, new roof at the Thomas M. Scott Maintenance Facility, and elevator modernization at Bethany Park Towers. There is currently a need for retaining wall repair/replacement at scattered sites located at 5th Street and Cleveland Avenue.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The KCKHA offers several programs to improve the living environment for its residents. Through a partnership with PCs for People, the KCKHA helps to provide wi-fi, laptops and computer classes at several public housing sites. Residents receiving wi-fi services through PCs for People receive assistance with enrollment into the FCC's Affordable Connectivity Program. This federal subsidy covers \$30 in broadband costs per month for eligible families, including families receiving WIC benefits or earning less than 200% of the federal poverty guidelines.

A second program - the Family Self-Sufficiency (FSS) program - is offered to KCKHA housing choice voucher holders. The FSS program helps residents reach personal goals, ranging from credit repair to career advancement and homebuying. The program allows residents to set aside their monthly rental payments in escrow toward the achievement of a personal goal. Once the participant has completed the FSS program, residents may retain their voucher or opt to move out of the program. HCV participants may also be selected to receive a utility allowance to subsidize their utility costs. Food assistance is available to families with children during the summer break, through a KCKHA partnership with Catholic Charities.

In late 2021, the KCKHA also acquired new security services for Wyandotte Towers. Security will be provided 24 hours, 7 days a week and will include screening visitors and assisting residents with lockouts and other emergency services. Wyandotte Towers will also have a roving security guard from 4pm – 12am daily.¹⁴

¹³ KCKHA. "Annual PHA Plan" (October 2021). <https://www.kckha.org/wp-content/uploads/2021/10/Annual-Plan-2022.pdf>, p. 1-2

¹⁴ KCKHA. (18 November 2021) "Board Member Packets." <https://www.kckha.org/wp-content/uploads/2021/11/November.pdf>, p. 40-41

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

A range of facilities provide housing and services to support people experiencing homelessness in the metro Kansas City region, including emergency, transitional, safe haven, and permanent supportive housing. Most of these facilities, however, are located within Missouri. Using data from the Continuum of Care, this section provides an overview of shelter facilities, housing, and mainstream and other services that aim to meet the needs of people experiencing homelessness in Kansas City.

Facilities and Housing Targeted to Homeless Households

Table 43 - Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	64	50	6	65	0
Households with Only Adults	34	0	0	14	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	18	0	0
Unaccompanied Youth	30	0	0	0	0

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.

A variety of mainstream services complement services targeted to people experiencing homelessness in Kansas City. The Greater Kansas City Coalition to End Homelessness focuses on supporting coordination and collaboration among these systems so that people experiencing homelessness can access mainstream resources to assist them in transitioning to and remaining stable in permanent housing. Examples of health, mental health, employment, and other services that complement services targeted to people experiencing homelessness in Kansas City include:

- 🔗 Workforce Partnership, a partnership between Johnson, Leavenworth, and Wyandotte Counties designed to develop the regional workforce. The Partnership offers career counseling and training programs for Wyandotte County residents.

- ❖ Wyandotte County Health and Wellness Services, which offers clinical and non-clinical services to improve the health and wellbeing of residents.
- ❖ Care Beyond the Boulevard, which offers homelessness outreach and mobile medical services.

In addition to these mainstream services, Kansas City is also home to the Willa Gill Multi-Service Center operated by Mt. Carmel Redevelopment Corporation. The Center offers a variety of services for people experiencing homelessness, including:

- ❖ Client advocacy and intervention to address basic survival needs
- ❖ Case management services up to 18 months
- ❖ Telephone, personalized voice mail box, document faxing, form completion assistance and mail slot pick up service
- ❖ Food assistance and personal hygiene kits.

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.

While most facilities that serve homeless persons are located in the Kansas City region are located in Missouri, there are several agencies in Wyandotte County that serve persons who are homeless in Kansas. They include:

- ❖ Avenue of Life, which operates a facility with 30 beds for youth and young adults, age 16-24
- ❖ Catholic Charities of Northeast Kansas, which operates Shalom House, an emergency shelter with about 26 family beds.
- ❖ Cross-Lines Community Outreach, which operates the Kansas City Dream Center with about 30 emergency shelter beds for adults.
- ❖ Friends of Yates, which operates an emergency shelter with 38 family and 4 adult beds.
- ❖ Several warming centers that operate seasonal emergency shelter during cold weather.
- ❖ Mt. Carmel Redevelopment Corporation, which operates 6 units of transitional housing.
- ❖ The Salvation Army, which operates transitional housing units for veterans, along with permanent supportive housing with 24 family beds and 14 adult beds.
- ❖ Wyandot Center, which operates Beacon Homes, providing 41 permanent supportive housing family beds.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section describes the housing and social service needs of specific populations, including the elderly and frail elderly, people with disabilities, residents with diagnosis of HIV/AIDS, residents with substance use or mental health disorders, and survivors of domestic violence.

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, describe their supportive housing needs.

Seniors and People with Disabilities

The elderly and people with disabilities often need housing that provides access to transit or transportation services in order to facilitate access to resources, services, and/or employment. Access to these needs should be primary considerations in the location of supportive housing for seniors and people with disabilities. Supportive services for the elderly and people with disabilities may include health services, assistive technologies, independent living support, and educational assistance and planning for children with disabilities.¹⁵ People with intellectual and developmental disabilities may also require case management or life skills programming. Housing should focus on integrating these populations into the community, reducing social isolation through programming, and facilitating access to resources and services.

People with Substance Use Disorders

People with alcohol or other substance use disorders may need services including screening, diagnosis, assessment, and treatment. People recovering from these disorders may need recovery supportive services, including clinical case management, housing and transportation assistance, mental health services, family engagement, behavioral therapy, and vocational and education, childcare, financial, and health services.¹⁶

People Living with HIV/AIDS

Low-barrier housing free from requirements such as those surrounding drug testing, sobriety, criminal background, and medical appointments is a primary need for people living with HIV/AIDS. A 'Housing First' model, in which housing is provided without these kinds of barriers, increases access to housing and reduces risk of homelessness for people living with HIV/AIDS. Like other special needs populations, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment. This population

¹⁵ Centers for Disease Control and Prevention. (n.d.) Disability and health information for people with disabilities. Retrieved from: <https://www.cdc.gov/ncbddd/disabilityandhealth/people.html>

¹⁶ Rural Health Information Hub. (n.d.) Treatment and Recovery Support Services. Retrieved from: <https://www.ruralhealthinfo.org/toolkits/substance-abuse/1/support-services>

may need case management services; however, the Housing First model emphasizes that supportive services should not be required for people living with HIV/AIDS to access housing. In addition to low-barrier housing, people living with HIV/AIDS may need a variety of services, including access to core medical services, as well as supportive services, including childcare services, medical transportation, and non-medical case management, among others.¹⁷

Public Housing Residents

Public housing residents often need supportive services such as case management and long-term follow-up; employment services, including transitional jobs, job-search assistance, sector-based job training, work-related childcare support, and continuing technical and professional education; programs that teach financial literacy; and housing counseling.

Some public housing residents need more intensive case-management and may benefit from integrated supportive housing, in which small numbers of permanent family-supportive housing units are incorporated into mixed-income developments and case management and services are provided on-site. Vouchers with wraparound services provide an alternative model in which case managers support voucher-holders with the same services delivered in permanent supportive housing. Incentives models may also support families in moving toward self-sufficiency by providing rewards for achievements, such as paying rent on time, getting their children to school, applying for a job, and volunteering.

Finally, some public housing residents – particularly those with serious physical and mental health disabilities – may have greater supportive service needs, such as assisted living (meals, housekeeping, activities, health care, case management, grocery store access) and on-site services, including parenting support, childcare, and after-school services for those who have custody of children or grandchildren.¹⁸

Survivors of Domestic Violence

The greatest need for survivors of domestic violence is access to safe and affordable housing. Transitional housing options may also provide supportive services such as counseling, childcare, transportation, life skills, education and job training for up to 24 months, providing survivors time and services to obtain safety and stability.¹⁹

¹⁷ Health Resources and Services Administration. (n.d.). Get HIV Care and Treatment. Retrieved from: <https://hab.hrsa.gov/get-care/get-hiv-care>

¹⁸ Theodos, B., Popkin, S. J., Parilla, J., & Getsinger, L. (2012). The challenge of targeting services: a typology of public-housing residents. *Social Service Review*, 86(3), 517-544.

¹⁹ Rogers, L. (2019). Transitional housing programs and empowering survivors of domestic violence. Retrieved from: <https://www.justice.gov/ovw/blog/transitional-housing-programs-and-empowering-survivors-domestic-violence>

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

People with mental health and substance abuse disorders often require supportive housing following discharge from inpatient treatment to reduce risk of homelessness. People returning from these institutions need access to affordable housing and health services and may also require supportive services such as case management and transportation assistance.

Permanent supportive housing should be affordable, close to needed health services, and accessible to transportation options. The use of funds such as those provided through the HOME Investment Partnerships program can support the development of affordable housing near services and transportation, facilitating access to care and resources and supporting the use of in-home 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 Unified Government's first year Annual Action Plan specifies the activities the UG plans to support during the 2022 program year to address housing and/or supportive service needs. These include:

- 💡 The Home Repair Program, which will provide \$600,000 in CDBG funding for emergency home repairs for eligible homeowners, including accessibility improvements for people with disabilities. This program is anticipated to assist 50 households during the 2022 program year.
- 💡 The Willa Gill Multi-Service Center, which will receive \$148,000 in CDBG funding to provide case management service and hot lunches to eligible Kansas City residents. This program is anticipated to assist 1,000 families during the 2022 program year.
- 💡 The Livable Neighborhoods program, which will receive \$20,000 in CDBG funding for community-building activities and coordination for Kansas City neighborhoods. This program is anticipated to assist 500 families during the 2022 program year.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2014 Fair Housing and Equity Assessment for the Kansas City region identified several “drivers of inequitable investment.” These drivers included:

- 🏠 Lack of public resources
- 🏠 Continued expansion of suburban and exurban infrastructure
- 🏠 Zoning ordinances and public attitude
- 🏠 RCAP market conditions, and
- 🏠 Housing development capacity²⁰

Stakeholders during the Consolidated Plan process have identified similar policies with negative effects on residential investment, such as restrictive single-family zoning throughout the county and the lack of a statewide LIHTC credit match to help expand the supply of affordable housing.

An additional barrier to maintaining the affordability of new housing units may include the county’s rising water costs. To cover the more than \$900 million required to implement adequate Sewer System Control Measures, as described in the US EPA Consent Decree, the Unified Government plans to raise user rates for water. These rates will increase 5% annually from 2020-2023, between 3-4% annually from 2024 to 2029, and from 2.5-3.5% annually from 2030 to 2044.²¹

²⁰ Mid-America Regional Council (March 2014) “Fair Housing and Equity Assessment for the Greater Kansas City Region.” <https://www.wycokck.org/files/assets/public/community-development/documents/2014-fair-housing-and-equity-assessment.pdf>, p. 68.

²¹ US EPA (March 23, 2020). “Integrated Overflow Control Program.” <https://www.epa.gov/sites/production/files/2020-07/documents/noticeofconclusionandfinaliocrp.pdf>, p. 1.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section outlines employment, labor force, and educational attainment data that informs the Consolidated Plan's priorities and goals.

Economic Development Market Analysis

Business Activity

Table 44 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	144	55	0	0	0
Arts, Entertainment, Accommodations	7,876	6,743	13	9	-3
Construction	3,065	3,838	5	5	0
Education and Health Care Services	10,128	14,621	16	20	4
Finance, Insurance, and Real Estate	3,500	2,016	6	3	-3
Information	814	427	1	1	-1
Manufacturing	6,786	9,903	11	14	3
Other Services	1,774	1,560	3	2	-1
Professional, Scientific, Management Services	5,192	6,007	8	8	0
Public Administration	0	0	0	0	0
Retail Trade	7,736	7,416	12	10	-2
Transportation and Warehousing	5,053	9,303	8	13	5
Wholesale Trade	3,405	5,084	5	7	2
Total	55,473	66,973	--	--	--

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 45 - Labor Force

Total Population in the Civilian Labor Force	73,680
Civilian Employed Population 16 years and over	67,520
Unemployment Rate	8.36
Unemployment Rate for Ages 16-24	28.78
Unemployment Rate for Ages 25-65	4.82

Data Source: 2013-2017 ACS

Table 46 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	9,380
Farming, fisheries and forestry occupations	2,915
Service	8,585
Sales and office	15,550
Construction, extraction, maintenance and repair	8,180
Production, transportation and material moving	5,430

Data Source: 2013-2017 ACS

Travel Time

Table 47 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	48,085	74%
30-59 Minutes	15,315	24%
60 or More Minutes	1,625	2%
<i>Total</i>	65,025	100%

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 48 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,368	1,001	5,406
High school graduate (includes equivalency)	16,740	1,328	6,770
Some college or Associate's degree	17,240	1,004	4,724
Bachelor's degree or higher	10,718	409	1,775

Data Source: 2013-2017 ACS

Educational Attainment by Age

Table 49 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	424	1,930	2,698	2,728	1,997
9th to 12th grade, no diploma	2,843	2,849	2,713	3,057	2,145
High school graduate, GED, or alternative	4,528	6,738	5,270	12,849	6,187
Some college, no degree	4,406	5,061	4,184	7,847	3,247
Associate's degree	616	1,738	1,472	2,710	945
Bachelor's degree	879	3,221	2,134	3,719	1,603
Graduate or professional degree	54	1,371	696	1,839	1,084

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 50 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$22,241
High school graduate (includes equivalency)	\$26,529
Some college or Associate's degree	\$31,745
Bachelor's degree	\$40,463
Graduate or professional degree	\$48,821

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The employment sectors in Kansas City with the largest number of jobs are education and health care services (14,621 jobs or 20% of the total), manufacturing (9,903 jobs or 14%), transportation and warehousing (9,303 jobs or 13%), and retail trade (7,416 jobs or 10%).

The jobs in which most residents are employed generally reflect these major employment sectors. The largest numbers of Kansas City residents work in education and health care services (10,128 workers or 16% of the total); arts, entertainment, and accommodations (7,876 workers or 13%); retail trade (7,736 workers or 12%); and manufacturing (6,786 workers or 11%).

Describe the workforce and infrastructure needs of the business community:

The Mid-America Regional Council prepared a Comprehensive Economic Development Strategy (CEDS) for Metropolitan Kansas City in 2019. The CEDS identified opportunities and barriers for economic development in the region, which noted needs related to workforce and infrastructure, including:

- ❖ Education levels not keeping pace with job market needs. According to CEDS data, the region is lagging in the percent of graduates with STEM (science, technology, engineering, and math) degrees relative to the need created by engineering and healthcare IT fields. At the state level, there is low support for education from pre-K through college.
- ❖ Middle-aged workers with a bachelor's degree or higher are leaving the region.
- ❖ A public transportation system that contends with low-density development with dispersed populations and jobs. As of 2014, only about 13% of regional jobs are accessible by a transit trip under 90 minutes and transit only serves 26% of places that employ low-skilled workers.
- ❖ There is a lack of low cost and affordable housing near suburban job centers.
- ❖ Need for quality technology infrastructure including high speed fiber to attract companies looking to expand or relocate and to foster innovative education and workforce development.

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.

No major changes are anticipated to impact workforce development, business support or infrastructure. According to the 2019 CEDS, over the last several years, the region saw several large companies (Sprint, State Street, Harley-Davidson, and Proctor and Gamble) downsize or leave the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The 2019 CEDS identified that there is a growing need for workers with bachelor's degrees or higher in STEM-related fields. The region is adding technology and healthcare IT jobs that need these degrees at higher rates than currently available in the workforce. Middle-aged workers with bachelor's degrees leaving the area contributes to this gap. Healthcare; professional, scientific, and technical service; and back office jobs are expected to lead job growth in the region through 2029.

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.

The Workforce Partnership serves Johnson, Leavenworth, and Wyandotte counties as part of the Kansas Works network, providing services for businesses and job seekers. Services for job seekers include resume assistance, networking, interview skills development, skills assessment, job search assistance, and education and training. WYCO Works helps adults in Wyandotte County advance their careers by pairing them with a workforce navigator to review current skills and interests, identify new skills that may help them qualify for jobs, and find training opportunities for obtaining those skills. Kansas City Kansas Community College also offers a variety of continuing education programs that may assist adult learners advance their skills and improve employment opportunities. WYCO Works services support the Consolidated Plan's goals of reducing poverty-level families and encouraging economic opportunity for low-income residents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? 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.

Kansas City and Wyandotte County are covered in the 2019 Comprehensive Economic Development Strategic Plan (CEDS) for Metropolitan Kansas City completed by the Mid-America Regional Council. While the Unified Government is not contemplating economic

development-focused initiatives with the use of its CDBG funds, several of its planned activities relate to goals identified in the CEDS.

One of the CEDS goals is to support greater housing choices that meet the needs of a diverse population. The use of CDBG funds to improve owner-occupied units supports this goal, as does the development of new affordable housing through HOME funds.

The CEDS also has improved infrastructure and enhanced livability as goals, which will be advanced through the use of CDBG funds for infrastructure improvements in master planned neighborhoods and neighborhood initiatives designed to support community-driven projects.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map on the following page shows the share of households within each census tract that have least one of these housing problems.

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are 27 census tracts with a concentration of housing problems in Kansas City.²² Census tracts with high percentages of households with housing burdens are concentrated in the eastern part of the city where population is more dense and housing stock is older. Most are within the city's northeastern quadrant. Only three census tracts (441.04, 440.04, and 439.05) are located in central Kansas City and two census tracts are in the southeastern part of the city.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Geographic patterns for racial or ethnic minorities residing in Kansas City are shown in Figure 9. Concentration is defined as a census tract in which more than 50% of residents are people of color. Most of the tracts in which racial or ethnic minorities are concentrated, are populated by predominantly Black/African American residents. In three of the tracts (445.00, 404.00, and 408.00), Black/African American residents make up over 80% of the population. Hispanic residents make up the majority of several census tracts as well. Census tracts where the majority of the population is Hispanic are concentrated in the eastern and southeastern areas of the city. Populations of other racial or ethnic minority groups are not significant enough to comprise more than 50% in any census tract in Kansas City.

What are the characteristics of the market in these areas/neighborhoods?

There are 27 census tracts in Kansas City with a concentration of households with housing needs, where more than 40% of households have at least one housing problem. Although most of these tracts are relatively close together and most are in the northeast quadrant of the city, their market characteristics vary widely. The only market characteristic that most of these 27 census tracts share is their aging housing stock. Census tracts east of I-635 share some market traits due to their proximity.

According to 2019 ACS 5-Year estimates, 69% of structures in Kansas City are single-family detached homes. Of the 27 identified tracts, 10 have less than 60% of their housing units as detached single-family units, 10 have within 60% and 80%, and 7 have more than 80% of their structures as detached single-family homes. In census tracts 404.00 and 405.00, 97% and 96% of their structures are detached single-family homes, respectively. In contrast, census

²² HUD AFFH

tract 433.01 located in the southeastern part of the city, has 33% of its homes as detached single-unit structures, 20% are 5 to 9 units, 33% are 10 to 19 units, and 11% (168 units) are structures with 20 or more units. Then there's census tract 440.04, located in central Kansas City, where 89% of its housing structures are mobile homes.

Vacancy rate is another market characteristic that varies among the many census tracts with a concentration of households with housing needs. The vacancy rate for Kansas City is 12% while tract 407.00 has a vacancy rate of 35.5%. Eight of the identified census tracts have vacancy rates over 20%. Census tracts 402.00, 207.00, 408.00 and 409.00, along Quindaro Blvd. all have vacancy rates above 30%. Census tracts 421.00, 428.00, and 441.04 on the other hand, have vacancy rates below 8%.

The Kansas City average for owner-occupied homes is 56%. While 15 of the 27 census tracts with concentration of households with housing needs had owner-occupied rates between 50% and 70%, many had very high renter-occupied rates. Census tract 441.04, located in central Kansas City with its low vacancy rates (7%) and multi-family structures (15% 5 to 9 units, 20% 10 to 19, 25% 20 or more units) has 79% of its units occupied by renters. In contrast, census tract 440.04, where most of its housing structures are mobile homes and is also located in central Kansas City, has an owner-occupied rate of 79%.

79% of housing units in Kansas City were built prior to 1979, and 49% were built prior to 1950. Construction prior to 1978 may indicate an increased likelihood of lead-based paint and other lead-containing materials in the structure. 87% of housing units in census tract 403.00 and 82% of housing units in tract 404.00 were built prior to 1950. These rates are common among the identified census tracts located in the northeastern part of the city. The two census tracts with less than 10% of their housing units built before 1950 are located in central Kansas City.

The median rent for Kansas City is \$855. Ten of the 27 census tracts have median rents between \$800 and \$900. Eight had median rents between \$600 and \$800, and 3 had median rents below \$600. Census tract 420.02, located in the Riverview neighborhood, has a median rent of \$493, while tracts 405.00 and 409.00 have median rents above \$1,000. Census tract 405.00 is located near the intersection of Georgia Ave. and N 47th St. Census tract 409.00 is located east of the Quintero/ N 10th St. intersection.²³

Are there any community assets in these areas/neighborhoods?

The census tracts located east of interstate 635 have seven elementary schools, three middle schools, and two high schools, Wyandotte Highschool and Sumner Academy of Arts and Sciences. This area also has the GM Fairfax Assembly Plant, and several parks. The census tracts further west, 439.05 and 440.04, that make up Stony Point and Grinter Heights have an Amazon Warehouse and access to shops along Route 32. Census tract 428.00 located near Argentine, has Silver City and Ruby Park and several shops along Strong Avenue including a Walmart Neighborhood Market. Census tract 433.01 that includes Grays Park and

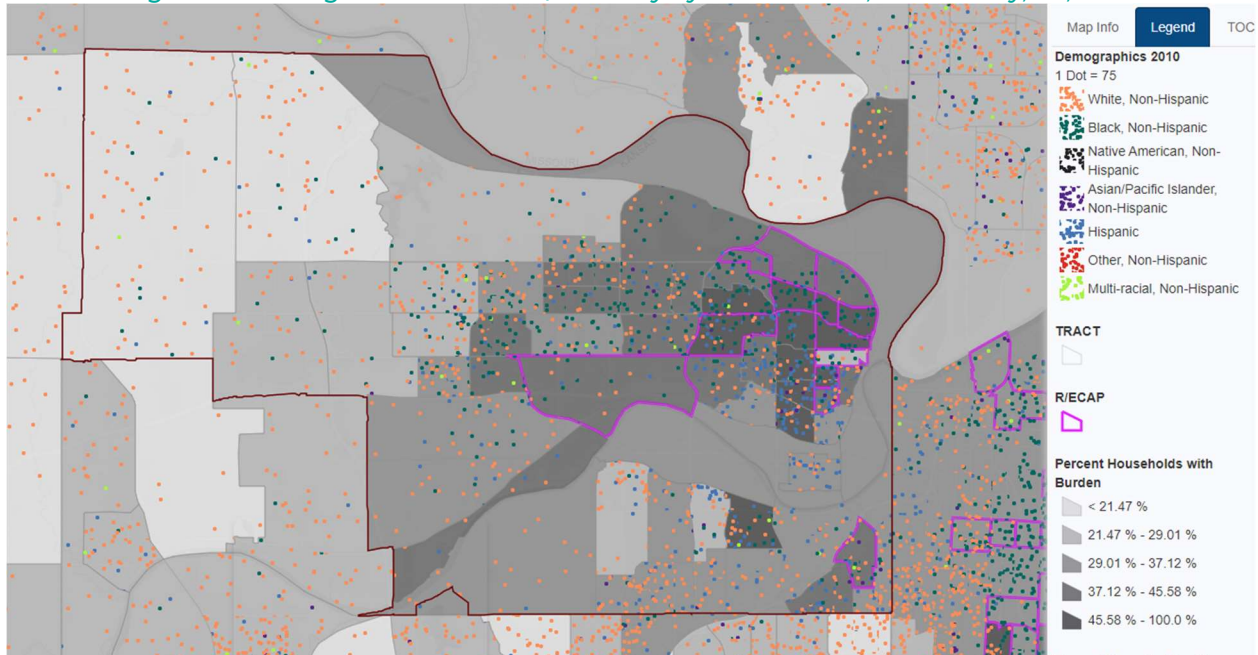
²³ 2019 ACS 5-Year Estimates Data, Table DP04

Rosedale, has Rosedale Park, shops along Southwest Blvd. and is close to The University of Kansas Hospital.

Are there other strategic opportunities in any of these areas?

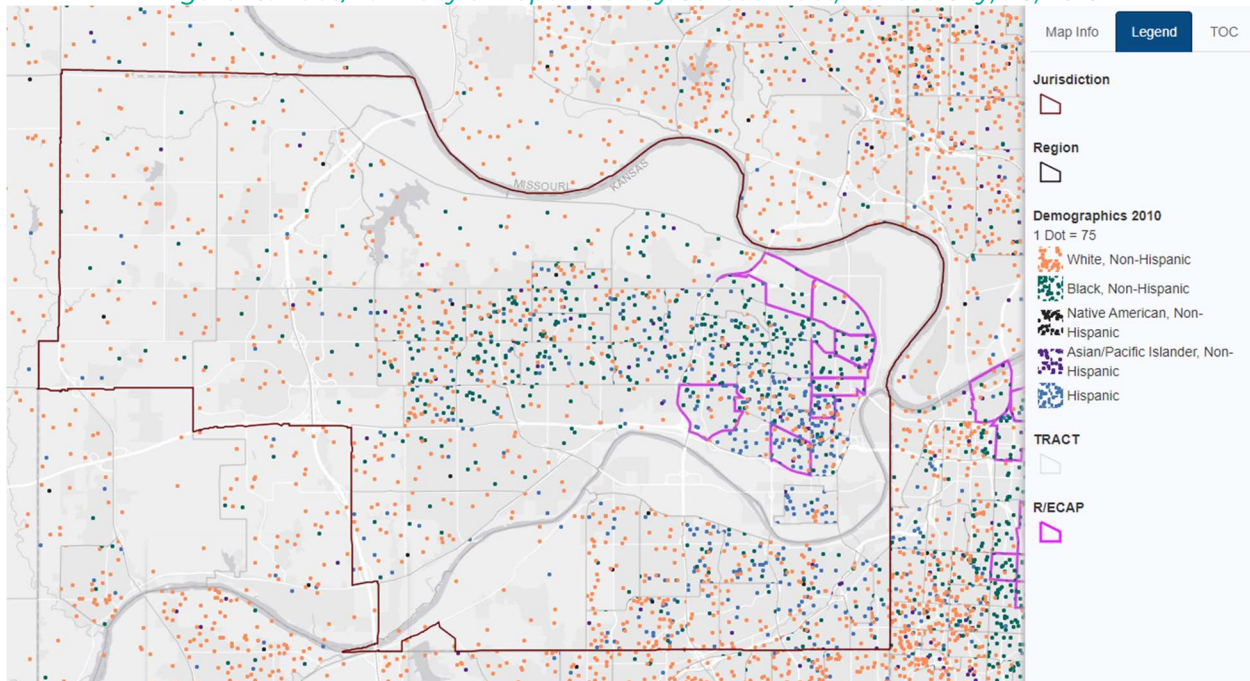
Most of the tracts identified as having more than 40% of its households with one or more housing problems are located in or near downtown Kansas City and have access to several interstates such as I-70, I-670 and I-635. I-70 and I-670 provide residents access to Kansas City, MO and the region.

Figure 9: Housing Needs and Race/Ethnicity by Census Tract, Kansas City, KS, 2010



Source: HUD AFFH

Figure 10. Race/Ethnicity of Population by Census Tract, Kansas City, KS, 2010



Source: HUD AFFH

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. Disparities in broadband access – particularly for low-to-moderate households – can create a “digital divide” that limits users’ personal and professional opportunities. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise noted as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email, and other critical features necessary for online communication.

Wyandotte County’s most recent broadband coverage is captured in the Federal Communications Commission’s collection of self-reported data from internet service providers, published in December 2020. Many sources have criticized this FCC data, noting that any census block with at least one residential or business broadband consumer is identified as a census block that is being “served.”²⁴ According to FCC data, no areas in

²⁴ FCC. “About.” Fixed Broadband Deployment. <https://broadbandmap.fcc.gov/#/about>

Wyandotte County are completely without service, although several non-residential areas are served exclusively with satellite internet. Satellite-only areas include lands adjacent to the Kansas and Missouri Rivers, industrial areas (e.g., I-435 at Kaw Drive), and wooded areas throughout the county.

Low-to-moderate income census blocks in the county are primarily located in Kansas City's Northwest, Northeast, Kensington, Armourdale, Rosedale, Shawnee Heights, and Argentine neighborhoods. These neighborhoods receive internet primarily through fixed wireless and cable technologies. Many areas within these neighborhoods have access to fiber technology.

Census blocks near Kansas City Kansas Community College also have a high percentage of low-to-moderate income households. Although neighborhoods in the county's center are served with broadband, some technologies are not universally available. No fixed wireless service is offered at broadband speeds in Kansas City's Bethel, Stony Point and Muncie neighborhoods, although these areas are served by fiber, cable, satellite technologies.

A Kansas Health Institute issue brief entitled "Variations in Internet Access Across Kansas" noted that adequate internet access depends on both device availability and high-speed internet connection.²⁵ The issue brief reported that 17.1% of residents in Wyandotte County do not have either high-speed internet or a device. Another 16.1% of Wyandotte County residents have a device but lack high-speed internet. However, Wyandotte County ranked highest in the state for the percentage of residents that have high speed internet but lack a device (6.7%).²⁶ Increased access to broadband in the county will also require increased access to affordable, durable, and up-to-date devices.

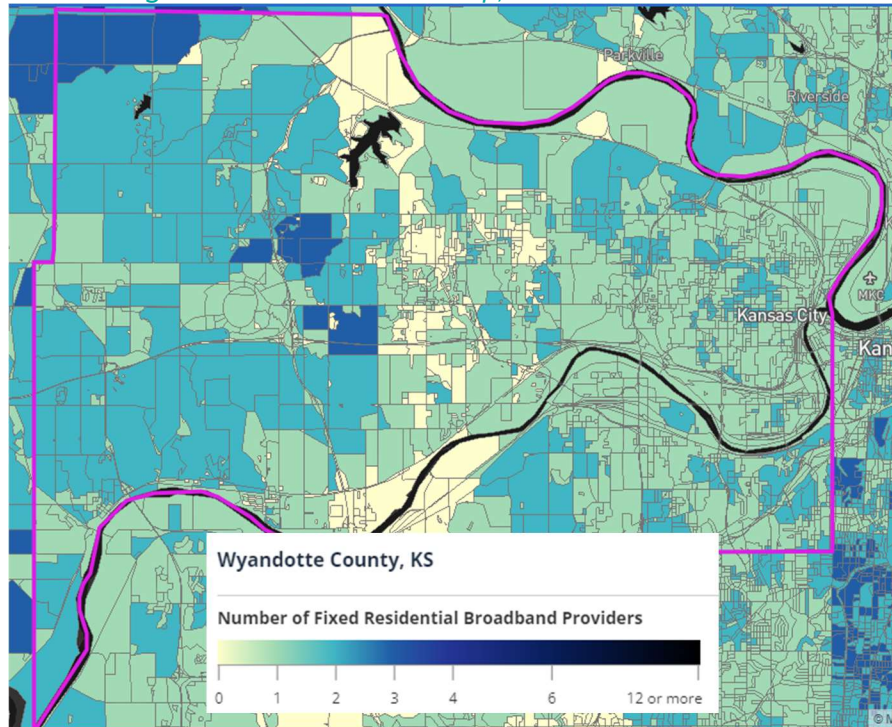
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Several internet technologies are available in Wyandotte County at broadband speeds, including fiber, cable, ADSL, fixed wireless, and satellite. Fiber is offered by Alphabet and AT&T (in limited areas). Cable internet is offered at broadband speeds by Charter Communications and Midcontinent Communications (in limited areas). ADSL is offered exclusively by AT&T, Inc. Fixed Wireless is offered by Wisper ISP, Inc., T-Mobile USA, Inc. and Mercury Broadband, LLC in select neighborhoods. Satellite service is offered by ViaSat, Inc., and Hughes Network Systems, LLC. PCs for People, a small non-profit internet provider, is also expanding its services at select sites, such as housing authority developments. Despite the number of internet services providers in Wyandotte County, most parcels indicate that there is only one provider present for each technology, which indicates that additional providers in the region may help to increase access.

²⁵ Kansas Health Institute. (February 2021). "Variations in Internet Access Across Kansas." <https://www.khi.org/assets/uploads/news/15128/41600internetaccess.pdf>, p. 1

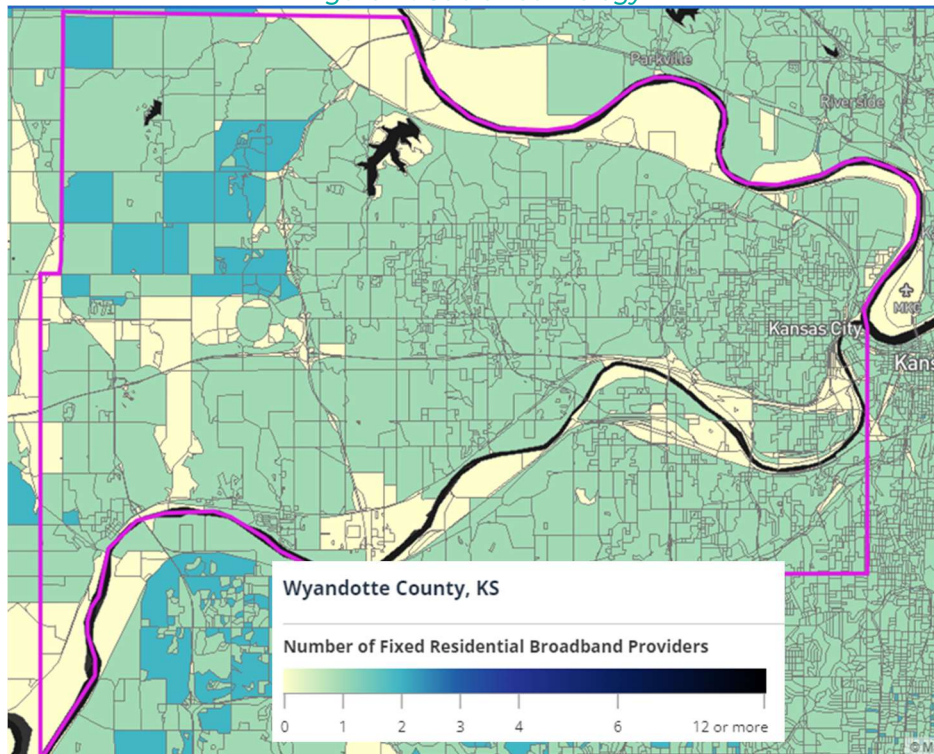
²⁶ Ibid. p. 2

Figure 11: FCC Broadband Map, Fixed Wireless Service



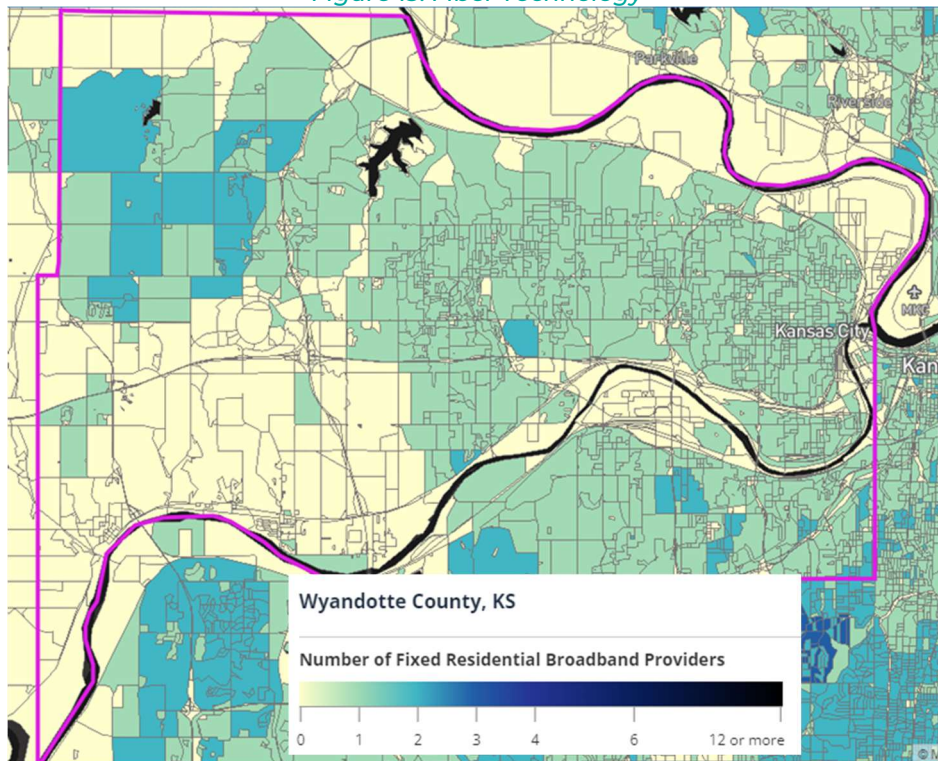
Data Source: FCC Fixed Broadband Deployment Map, <https://broadbandmap.fcc.gov/>

Figure 12: Cable Technology



Data Source: FCC Fixed Broadband Deployment Map, <https://broadbandmap.fcc.gov/>

Figure 13: Fiber Technology



Data Source: FCC Fixed Broadband Deployment Map, <https://broadbandmap.fcc.gov/>

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Hazard Mitigation Planning for Kansas City and Wyandotte County, KS is conducted jointly by all counties in the Kansas Homeland Security Region L. These counties include Johnson County, Leavenworth County, and Wyandotte County. The 2019-2024 Region L Hazard Mitigation Plan describes several extreme weather events that can be attributed to climate change. These events include:

- 🔥 Warmer winters
- 🔥 Longer and hotter heat waves
- 🔥 An increased risk of wildfires
- 🔥 Higher wind speeds
- 🔥 Greater rainfall intensity
- 🔥 Flooding
- 🔥 Summer droughts
- 🔥 Increased tornado activity²⁷

Events with the highest calculated priority risk index (CPRI) score in Wyandotte County are flooding (3.55), windstorms (3.05), and utility/infrastructure failure (3.00).²⁸

Flooding

Wyandotte County is likely to experience both flash flooding and riverine flooding (which includes the overflow of rivers, streams, drains or lakes due to excessive rainfall). Flash flooding is most likely to occur in the county's low-lying areas and in areas with inadequate drainage. Riverine flooding occurs near streams or rivers.²⁹ Kansas City, KS and Wyandotte County are entirely within a one-percent annual flood area. The Hazard Mitigation Plan anticipates one flash flood event per year and one riverine flood event per year in Wyandotte County.³⁰

²⁷ Blue Umbrella Solutions, LLC. "Kansas Homeland Security Region L Hazard Mitigation Plan." (April 2019). <https://www.wycokck.org/files/assets/public/emergency-management/documents/042019-kansas-region-l-hazard-mitigation-plan-complete.pdf>, p. 3-30, 3-31

²⁸ Ibid., 4-4, 4-5

²⁹ Ibid., p. 4-9

³⁰ Ibid., p. 4-18

Windstorms

High winds may occur during severe thunderstorms, and can lead to property damage, injury, or death. Straight-line winds pose a particular risk, as they can affect the entire county in a single event. The Hazard Mitigation Plan anticipates two relevant to high wind events per year in Wyandotte County.³¹

Utility/Infrastructure Failure

Utility and infrastructure failure can occur as a result of major weather events such as floods, lightning, tornados/windstorms, and winter storms. Utility and infrastructure failure can also occur as a result of the overuse of air conditioning during extreme heat events. The regional Hazard Mitigation Plan found a high probability of utility and infrastructure failure in Wyandotte County. The plan also noted that failure of these systems is likely to occur with little warning time and last for a relatively long duration.³² Vulnerable utilities and infrastructure include the electrical power supply, transportation routes, pipeline systems, water and sewer systems, and internet and telecommunications infrastructure.³³

Extreme Heat

Although not listed as a top risk, extreme heat is expected to increase significantly in the future. The number of days with a temperature greater than 100°F is anticipated to increase four-fold. Extreme heat conditions will have their most severe impacts on children, the elderly and those with low incomes. The report notes that the elderly, in particular, may experience heat stress, dehydration, cardiovascular strain and respiratory problems. Families earning low incomes may be more vulnerable to extreme heat due to a lack of air conditioning. Less populated areas in the county may also become more vulnerable to power outages during extreme weather.³⁴

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

In its September 2021 report, “Climate Change and Social Vulnerability in the United States,” the US EPA identifies low-income earners, minorities, elderly adults, and persons with less than a high school diploma as “socially vulnerable.” Socially vulnerable persons are described as having a reduced capacity to “cope with and recover from climate change impacts.”³⁵ Socially vulnerable groups are also more likely to live in poorer neighborhoods with lower elevations and poorly maintained infrastructure.³⁶ The Region L Hazard Mitigation Plan states

³¹ Ibid., p. 4-46

³² Ibid., see CPRI planning significance rankings found in Table 4.92, p. 4-63

³³ Ibid., 4-63, 4-64

³⁴ Blue Umbrella Solutions, LLC. “Kansas Homeland Security Region L Hazard Mitigation Plan.” (April 2019). <https://www.wycokck.org/files/assets/public/emergency-management/documents/042019-kansas-region-l-hazard-mitigation-plan-complete.pdf>, p. 3-32

³⁵ U.S. EPA. (September 2021) “Climate Change and Social Vulnerability in the United States.” https://www.epa.gov/system/files/documents/2021-09/climate-vulnerability_september-2021_508.pdf, p. 18

³⁶ Ibid., p. 69

that around 22.7% of residents in Wyandotte County were living below the poverty level in 2017.

Flooding was identified in the Region L Hazard Mitigation Plan as having the highest calculated risk score in Wyandotte County. Unified Government staff have identified the Armourdale neighborhood as being especially vulnerable to flooding. In 2019, the Armourdale watershed was estimated to have 593 residents living in poverty.³⁷ This neighborhood sits immediately north of the Kansas River and experiences drainage issues due to its aged storm pipes and flat topography at the 500-year flood plain. Although the neighborhood is protected from the river by a levee, flooding may occur if water overtops the levee.

In March 2013, the US EPA issued a consent decree over the Unified Government of Wyandotte County and Kansas City for violations to the Clean Water Act. These violations included overflows of its separate and combined sanitary sewer systems. The Kansas Region L HAZUS Flood Scenario indicates that under a riverine flooding scenario, 9,002 residents of Wyandotte County would be vulnerable to displacement. Of these, 8,106 residents are likely to need short term shelter. The combination of natural flooding risks and sewer system overflows is also likely to have a multiplied effect on the housing of persons with lower incomes.

The Unified Government is looking to reduce the risks of flooding for low-to-moderate income households through its KCK Community-Based Partnership - Stormwater Program. The Stormwater Program looks to address flooding issues, particularly in low-income areas with a history of environmental justice issues. Through this program, the UG plans to reduce flooding hazards through stormwater, combined sewer, and green infrastructure improvements in five affected watersheds. The program plans to repair, replace and rehabilitate critical infrastructure that is at least 80 years old.³⁸ Proposed stormwater management options include: green infrastructure, which will use parks and pedestrian uses to reduce stormwater runoff and address stormwater capacity (e.g., bioretention, bioswales, tree box filters, permeable pavement, submerged gravel wetlands, and stream restoration),³⁹ repairs to deteriorating stormwater infrastructure, installation of curbs and gutters, and creating traffic-calming measures to collect storm water runoff. These improvements are anticipated to reduce the severity of floods by reducing roadway and structure flooding.

³⁷ "WIFIA Letter of Interest", p. 26

³⁸ "WIFIA Letter of Interest", p. 4

³⁹ Ibid., p. 17

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan will guide the allocation of the Unified Government's CDBG, HOME and ESG funding during the 2022-2026 planning period. Goals for the 2022-2026 period focus on high priority needs identified through data analysis, community input, consultation with Unified Government staff and partner agencies, and a review of relevant recently completed plans and studies. The priority and goal sections of this strategic plan describe anticipated activities within each of several broader areas to which the Unified Government will allocate funding. The Unified Government will rely on partnerships with local agencies and internal Unified Government departments to achieve its Consolidated Plan goals and address priority needs.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The Kansas City, KS HUD entitlement jurisdiction includes block groups within the city of Kansas City, KS.

Table 51 - Geographic Priority Area

Target Area	Percentage of Funds
Citywide	100%

General Allocation Priorities

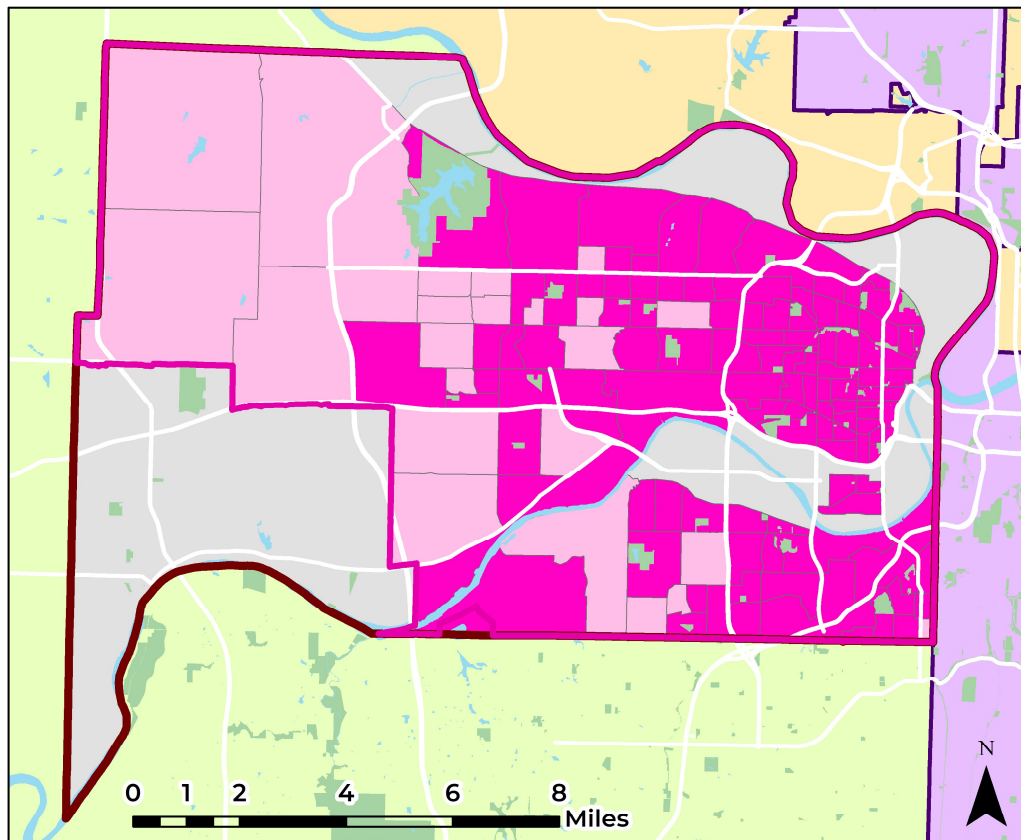
Each year, the Unified Government will select projects and activities that meet the priorities and goals identified in the Consolidated Plan. This process will utilize a variety of methods to select projects such as consultation with UG staff and current subrecipients, implementation of other standing UG Plans and formal Requests for Proposals. Projects and activities must best meet priority needs based on project eligibility, availability of funds, number of anticipated beneficiaries served, and readiness to proceed. The Unified Government does not identify target areas for the use of HUD grant funds.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Each year, the Unified Government strives to fund projects that serve areas with the greatest need as determined by factors such as percentage of low- and moderate-income population,

substandard housing stock, and need for other improvements. Additionally, the Unified Government funds projects that address priority needs of income-eligible households and special needs populations living throughout the city. Figure 14 identifies low- and moderate-income block groups (51% or more low- and moderate-income population) in Kansas City, KS, showing that the majority of the city's LMI areas are in the eastern and central areas of the city.

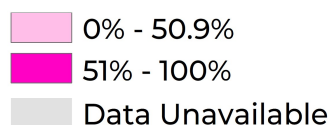
Figure 14- Low- and Moderate-Income Block Groups in Kansas City, KS



Source: American Community Survey Low/Moderate Income Summary Data, 2011-2015



Percent Low- and Moderate-Income Residents by Block Group



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

During the development of the Consolidated Plan, seven priority needs were identified. Each of the needs is described in the table that follows along with a basis for its priority designation and the populations to be served. Priority needs include housing affordability and condition, homeless needs, infrastructure and public facility improvements, public services, economic development, fair housing, and program administration.

Table 52 – Priority Needs Summary

1	Priority Need	Housing Affordability and Condition
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly/frail elderly Public housing residents People with disabilities
	Geographic area(s) affected	Citywide
	Associated goals	Improve housing access and quality
	Description	Activities to possibly be funded under this priority include but are not limited to: <ul style="list-style-type: none"> Affordable rental housing, including housing with services, for under 50-60% AMI. Affordable homeownership opportunities. Home repair assistance, especially for senior homeowners. Energy efficiency improvements. Rental rehabilitation or programs to prevent displacement due to redevelopment. Senior housing, including assistance for seniors at-risk of homelessness. Housing options with supportive services/case management for people with mental health needs. Affordable housing in areas with access to transportation, jobs, and other community resources. Assistance with accessing housing (application fees, background checks, issues with past evictions, Housing Choice Voucher acceptance).

	Basis for priority	CHAS data analyzed for this Plan indicates high levels of housing cost burden. Community members noted the need for rehab and repair of housing and a greater supply of affordable rental and for-sale housing. The top-rated housing needs from the community survey included help for homeowners to make housing improvements, rehabilitation of affordable rental housing/ apartments, and energy efficiency improvements to housing. Safe and affordable housing is also prioritized in the Wyandotte County Community Health Improvement Plan, the Unified Government's area master plans, and the Greater Kansas City Coalition to End Homelessness Needs Assessment.
2	Priority Need	Homeless Needs
	Priority level	High
	Population(s) served	Chronic homelessness Homeless individuals Homeless families with children Homeless persons with mental illness Homeless persons with chronic substance abuse Homeless veterans Homeless persons with HIV/AIDS Homeless victims of domestic violence Homeless unaccompanied youth
	Geographic area(s) affected	Citywide
	Associated goals	Provide housing and services for people experiencing or at-risk of homelessness
	Description	Activities to possibly be funded under this priority include: <ul style="list-style-type: none"> • Homelessness prevention and diversion, including for seniors and through school districts. • Case management and wrap-around services focused on homelessness prevention and diversion. • Transitional housing, including for victims of domestic violence. • Housing assistance for youth aging out of foster care. • Programs that are flexible to support a variety of needs (short-term vs longer-term assistance, varying levels of case management, etc.). • Mental health and substance abuse services.
	Basis for priority	Residents and stakeholders indicated a high level of need for homelessness prevention and diversion, transitional and permanent supportive housing, and case management and supportive services. Community survey respondents identified transitional/ permanent supportive housing programs, homelessness prevention, and supportive services/ case management as the top homeless needs. Needs identified in the Greater Kansas City Coalition to End Homelessness Needs Assessment include expanding permanent supportive housing solutions and wraparound services, decreasing barriers to emergency shelters, structuring Coordinated Entry to quickly connect individuals to housing and services, enhancing youth-specific programs and services, increase funding for homelessness prevention, and examining and addressing racial disparities across system performance measures and beyond. Area master plans also detail specific projects to address homelessness.

3	Priority Need	Infrastructure and Public Facility Improvements
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goals	Improve public facilities and infrastructure
	Description	Activities to possibly be funded under this priority include: <ul style="list-style-type: none"> • Infrastructure to support affordable and/or small-lot housing • Sidewalks • Street improvements • Streetlighting • High speed internet access • Parks
	Basis for priority	Park improvements, sidewalk improvement or expansion, high-speed internet access, and infrastructure to support affordable housing development were commonly identified needs in the community workshops and stakeholder interviews. Survey respondents identified community centers (e.g., youth centers, senior centers, cultural centers), community parks, gyms, and recreational fields, and homeless centers as the greatest public facility needs. Survey respondents identified street/road improvements and sidewalk improvements or expansion as the greatest public infrastructure needs. Area master plans and the Parks Master Plan detail specific public facility and infrastructure needs.
4	Priority Need	Public Services
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Homeless individuals and families Victims of domestic violence
	Geographic area(s) affected	Citywide
	Associated goals	Provide public services

	Description	Activities to possibly be funded under this priority include: <ul style="list-style-type: none"> • Domestic violence services • Abused and neglected children services • Senior programs, including transportation assistance and support programs • Food access assistance • Mental health services • Youth activities/afterschool activities • Childcare centers • Children/family services • Literacy programs for adults • Financial literacy and first-time homebuyer classes • Fair housing education and enforcement • Public transportation/transportation assistance • Small business support
	Basis for priority	Respondents to the community survey prioritized health and mental health services, childcare, substance abuse/ crime prevention, and youth services/programs as areas of highest need. Additional services for children, adults, and businesses provide a robust public services network that may alleviate some stressors placed on families and improve overall mental health. Access to healthcare and childcare services are also prioritized in the Wyandotte County Community Health Improvement Plan (CHIP). Area master plans detail additional public service needs identified by neighborhood residents.
5	Priority Need	Economic Development
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goals	Promote economic development
	Description	Activities to be possibly funded under this priority include: <ul style="list-style-type: none"> • Small business financial and technical assistance • Façade or other property improvements for small businesses • Microenterprise development • Public facilities and improvement to support economic development • Job training
	Basis for priority	Redevelopment or demolition of blighted properties, incentives for creating jobs, and small business assistance were noted as high needs by residents and stakeholders in the community survey, stakeholder interviews, and community workshops. Jobs and education are also prioritized in the Wyandotte County Community Health Improvement Plan. Area master plans detail additional economic development needs for specific neighborhoods.
6	Priority Need	Fair Housing
	Priority level	High
	Population(s) served	All

	Geographic area(s) affected	Citywide
	Associated goals	Planning and administration
	Description	Assist eligible households including but not limited to: <ul style="list-style-type: none"> Fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities. Consumer education around landlord-tenant issues. Fair housing education and enforcement for people with limited English proficiency.
	Basis for priority	Input from community members indicate a need for additional fair housing education and awareness of available community resources, including for those most at-risk of housing discrimination. Analysis of Impediments to Fair Housing Choice and area master plan recommendations call for continued fair housing activities.
7	Priority Need	Program Administration
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goals	Planning and administration
	Description	Support general administration, planning, and staff costs for the Unified Government's CDBG, HOME and ESG programs.
	Basis for priority	Program administration costs associated with the coordination and delivery of services to Kansas City, KS residents.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Table 53 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Currently, TBRA is provided through HUD's Section 8 Housing Choice Voucher program administered through local housing authorities. The Kansas City Housing Authority administers about 1,642 vouchers in Kansas City.
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households, including non-homeless special needs populations; waiting lists for assisted housing units for seniors and people with disabilities.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation.
Acquisition, including preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The table below shows the Unified Government's CDBG, HOME, and ESG allocations for the 2022-2023 program year, along with an estimate of anticipated grant funding for the remaining four years covered by this Consolidated Plan. This conservative estimate assumes that funding (annual allocations and program income) over those four years will be 90% of the 2022 allocation. The Unified Government seeks to use its CDBG, HOME, and ESG funds to serve the needs of low- to moderate-income persons and households in partnership with capable agencies to include public and private partners, developers, financial lending institutions, and nonprofits.

Anticipated Resources

Table 54 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$2,189,834	\$0	\$0	\$2,189,834	\$7,883,402	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.
HOME	Public – Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$952,956	\$0	\$0	\$952,956	\$3,430,641	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.
ESG	Public – Federal	Conversion and rehab for transitional housing Financial assistance Overnight shelter Rapid re-housing Rental assistance Services Transitional housing	\$195,473	\$0	\$0	\$195,473	\$703,702	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Kansas City, KS meets HUD's 2021 severe fiscal distress criteria and qualifies for a 100% reduction in match requirements under the HOME program. This determination is based on the city's family poverty rate and per capita income in relation to federal standards. The city's family poverty rate is 20.72%, which is above the federal threshold for families in poverty (18.0%), and the city's PCI is below the \$24,306 federal threshold at \$20,915. As a result, the Unified Government qualifies for a 100% HOME Program match reduction under HUD's "severe fiscal distress" criteria.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Wyandotte County Land Bank owns an estimated 3,500 parcels that could be leveraged to build affordable housing or meet needs related to infrastructure or public facilities. Subrecipients and CHDOs may use properties owned by the Wyandotte County Land Bank for development of affordable housing supported by the HOME program.

Discussion

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.

Agencies and organizations through which the Unified Government will carry out its Consolidated Plan are shown in Table 55. In addition to those listed in the table, the UG will rely on a variety of non-profit and private sector housing developers and service providers, including Low Income Housing Tax Credit developers, and many others.

Table 55 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
UG Community Development Department	Government	Planning	Jurisdiction
Greater Kansas City Coalition to End Homelessness	Continuum of Care	Homelessness	Region
Housing Authority of Kansas City, KS	PHA	Public Housing	Jurisdiction
Community Housing of Wyandotte County	CHDO	Affordable Housing - Ownership	Jurisdiction
Mt. Carmel Redevelopment Corporation, Inc.	CHDO	Affordable Housing - Ownership	Jurisdiction

Assessment of Strengths and Gaps in the Institutional Delivery System

The Community Development Department's strong partnerships with other entities serving the residents of Kansas City, KS are part of a concerted effort to assess community and regional needs and to enhance coordination of community projects and programs. Community Development continually seeks to broaden these partnerships and identify opportunities to partner with new organizations that further deepen the UG's community reach and strengthen the community's social service network.

The UG also coordinates closely with the Housing Authority of Kansas City, KS by providing advertisements of available services and upcoming activities for distribution to residents. In implementing its HOME Program, the UG depends upon its partnerships with two Community Housing Development Organizations (CHDOs), particularly for the function of developing new affordable housing for homeowners.

These partnerships with public agencies, for-profit, and non-profit private organizations comprise the greatest strength of the institutional delivery system. However, the lack of financial resources for development, operations, and support services is a significant gap to overcome. By coordinating between agencies and local organizations, the UG helps to create a more comprehensive network of services and programs for its residents while reducing duplication and making efficient use of limited financial resources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 56 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

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 Greater Kansas City Coalition to End Homelessness (GKCCEH) is the lead agency for the Jackson County, Missouri and Wyandotte County, Kansas Continuum of Care (CoC MO-604). In this role, the GKCCEH is not a direct provider of housing or services but is the chief coordinator of the region's response to homelessness. This includes responsibility for collection and analysis of data on homelessness needs, collaboration on applications for grant funding, and helping to build support within the community for the work of ending

homelessness. The GKCCEH also manages what is known as a coordinated entry system that works across agencies in the region to streamline referrals and to equitably connect the highest need persons in the community to the housing and supportive services best meeting their needs. Coordinated entry systems avoid the frustrating experience of being referred from one organization to another and instead, at any designated point of entry, someone needing assistance can be assessed and connected to applicable community resources.

Some households that become homeless are able to resolve their housing crisis relatively quickly while many others face steep challenges to regaining housing due to factors such as physical disabilities, mental health issues, lack of income or employment, and discrimination. Members of the GKCCEH are prepared to address these complex needs by collectively offering a range of emergency and transitional shelter, supportive housing, and homelessness prevention services throughout the region. The GKCCEH's coordinated entry system pairs these housing options with people who need them, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Within the Continuum of Care, there are resources available to people in each of these categories and the GKCCEH's 2018-2019 Annual Report found that the robust resources available in Greater Kansas City have generally been effective at meeting the level of need: "the region has about one temporary shelter bed per person experiencing homelessness and provides 2,459 permanent supportive housing units and rapid rehousing subsidies nightly."⁴⁰

The same report offers a breakdown of the number and types of households served through various housing and shelter programs. The Rapid Rehousing programs within the CoC proved to be some of the most versatile options, able to serve households of all types. As of 2019, the GKCCEH reported the community's rapid rehousing resources had served 949 people including over 600 members of families with children, 88 unaccompanied youth, 192 veterans, and 99 chronically homeless individuals. Of the 537 rapid re-housing beds, 20% (105) were dedicated to families with children.

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

The Greater Kansas City Coalition to End Homelessness conducted a detailed needs assessment in 2020.⁴¹ The project compiled data collected through point-in-time county, housing inventory counts, HMIS, and other sources and also involved a survey for homeless service providers and focus groups with providers and people with lived experience of homelessness. The work of the needs assessment focused on strengths and gaps within the CoC's service delivery system and outlines steps for future improvements. A selection of strengths and gaps discovered through the survey and focus groups as presented in the report is paraphrased below.

⁴⁰ Greater Kansas City Coalition to End Homelessness, 2018-2019 Annual Report

⁴¹ Greater Kansas City Coalition to End Homelessness, 2020 Needs Assessment

Strengths of the Service Delivery System:

- 🏆 Meals and Mobility – One of the strongest and most consistent supportive services offered within the community are free, daily meals. Meals are available daily in multiple locations throughout the area. Kansas City Area Transportation Authority's 2020 transition to a zero-fare system was heralded as a way to enhance mobility and also to save resources for providers who typically fund transit fare programs.
- 🏆 Support and Acceptance – Providers are seen as deeply compassionate and good stewards. The Greater Kansas City philanthropic community was described as generous and willing to provide flexibility to meet specific organizational and community needs.
- 🏆 GKCCEH Oversight and Governance – Service providers participating in focus groups highlighted the quality and consistency of GKCCEH's staff; heightened transparency and improved communication; and growing relationships with agencies not funded through the CoC to improve service collaboration.

Gaps in the Service Delivery System:

- 🏆 Affordable Housing – Repeatedly suggested as a root cause of homelessness in Kansas City, providers noted that there is not enough affordable housing units to meet the community's housing needs and that an unwillingness of property managers to accept housing vouchers makes the affordability problem even more acute for individuals with a housing voucher.
- 🏆 Prevention and Diversion – Providers believed there is a serious mismatch between the amount of homeless prevention funding available and the amount needed to keep individuals from homelessness. More flexible uses of prevention funding, to include payment of fines, judgments, and arrears from previous housing placements needs to be considered as well as the cost of rental deposits and move-in expenses.
- 🏆 Scope and Coordination of Outreach Programming – While the GKCCEH's coordinated entry system works well and organizations functioning as centralized, single-access points were described as strengths of the system, more of these organizations are needed in more parts of the region to adequately to meet as many needs as possible in these single-access locations. Additionally, more coordination of outreach efforts in the community is needed, as not all organizations performing outreach services participate in GKCCEH.

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 GKCCEH's 2020 Needs Assessment described in the previous response combines an analysis of gaps within the existing service delivery system with a set of steps to strengthen the community's approach to prevent and end homelessness.⁴² These steps from the

⁴² Greater Kansas City Coalition to End Homelessness, 2020 Needs Assessment, "Key Findings and Considerations".

GKCCEH's needs assessment are reproduced below and represent the Continuum of Care's strategy for overcoming identified gaps in the service delivery system.

1. *Increase affordable housing stock and enhance landlord engagement.* Affordable housing is the most needed resource to prevent and reduce homelessness. Many individuals with lived experience of homelessness shared that an affordable home would have prevented their experience of homelessness. Strengthening and developing relationships with landlords and property managers is a key strategy to increase available affordable housing stock.
2. *Expand Permanent Supportive Housing solutions and wraparound services.* Permanent Supportive Housing programs are a strength in the Kansas City metropolitan area. Despite this, needs assessment findings point to a shortage of Permanent Supportive Housing vouchers. Wrap-around supports embedded within housing programs, especially mental health services, are also needed.
3. *Decrease barriers to accessing emergency shelters across the Kansas City metropolitan area.* Crisis shelter beds are dwindling, despite being identified as the most needed type of housing. Low barrier shelters with no or limited eligibility criteria and participation requirements are needed throughout the metropolitan area.
4. *Structure coordinated entry to quickly connect individuals to appropriate housing and services.* Coordinated entry should be easily accessible and transparent to individuals experiencing homelessness. All service providers should be encouraged to participate and have sufficient support to conduct coordinated entry assessments.
5. *Enhance youth-specific programs and services.* Youth experiencing homelessness desire more housing and services tailored to youth-specific needs, well past the age of 18. Longer-term services to maintain stability and financial independence should be considered to lift youth out of the cycle of poverty and prevent future episodes of homelessness.
6. *Increase funding for homelessness prevention.* Prevention funding is lacking and widely needed. Individuals with lived experience of homelessness reported safe and affordable housing, supportive social networks, the ability to access rental and utility assistance, and living wages and financial safety net are all interventions that might have helped prevent their experience of homelessness.
7. *Examine and address racial disparities across system performance measures and beyond.* Black and African American residents of Kansas City are significantly more likely to experience homelessness in Kansas City than other racial groups. Understanding and addressing these disparities will require both further analysis and intentional strategies designed to reduce systemic racial inequities.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 57 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Housing Access and Quality	2022	2026	Affordable Housing	Citywide	Housing Affordability and Condition	CDBG: \$4,958,589 HOME: \$3,945,238	Homeowner Housing Rehabilitated (250); Homeowner Housing Added (45)
2	Provide Housing and Services for People Experiencing or At-Risk of Homelessness	2022	2026	Homeless	Citywide	Homeless Needs	ESG: \$899,175	Homelessness Prevention (500) Homeless Person overnight shelter (375) Tenant-based rental assistance/Rapid Rehousing (375)
3	Improve Public Facilities and Infrastructure	2022	2026	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements	CDBG: \$2,250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (2,500)
4	Provide Public Services	2022	2026	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$840,000	Public service activities other than Low/Moderate Income Housing Benefit (7,500 individuals)
5	Support Economic Development	2022	2026	Non-Housing Community development	Citywide	Economic Development	CDBG: \$10,000	Businesses Assisted: 3
6	Planning and Administration	2022	2026	Non-Homeless Special Needs Non-Housing Community Development Affordable Housing Homeless	Citywide	Program Administration Fair Housing	CDBG: \$2,014,647 HOME: \$438,359	Not applicable

Goal Descriptions

Goal 1: Improve Housing Access and Quality

Rehabilitation of rental and homeowner housing that benefit extremely low-, low-, and moderate-income households. Direct financial assistance to homebuyers to make homeownership affordable; tenant-based rental assistance, housing counseling, and CHDO funds to support development of new housing for homeownership.

Goal 2: Provide Housing and Services for People Experiencing or At-Risk of Homelessness

Provide housing and services for residents experiencing or at-risk of homelessness, including homelessness prevention, case management, wrap-around services, emergency shelter, transitional housing, and permanent supportive housing.

Goal 3: Infrastructure and Public Facility Improvements

Promote quality of life and neighborhood revitalization through improvements to current public infrastructure and facilities.

Goal 4: Public Services

Services provided by nonprofit organizations that benefit low-income residents such as homeless, youth, disabled, elderly, and other populations with special needs.

Goal 5: Economic Development

Economic development activities associated with small businesses that create and retain jobs for low- and moderate-income persons.

Goal 6: Program Administration

Plan and administer funding for community development and housing activities with transparency, community involvement, and full compliance with federal regulations. Provide services to residents and housing providers to advance fair housing.

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 for an estimated 45 individuals or families during the 2022 through 2026 program years. This includes approximately 45 new affordable units added for homeownership.

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)

The KCKHA is currently under a Voluntary Compliance Agreement (VCA) with HUD, which was signed and dated in late September 2021. Under the VCA, the KCKHA is required to create 103 UFAS accessible units over the next 5 years. Existing units designated as accessible must be inspected by a third party to ensure that they are UFAS-accessible.

Activities to Increase Resident Involvements

KCKHA residents may be elected to the Resident Association serving their community. Resident Association officers voice the concerns of the residents and help plan educational or recreational events for the community. The Resident Association also sponsors each community's Neighborhood Watch Program.

KCKHA housing choice voucher holders may also participate in the Family Self-Sufficiency (FSS) program. The program allows residents to set aside their monthly rental payments in escrow toward the achievement of a personal goal, such as credit repair, career advancement or homebuying.

Finally, the housing authority partners with community agencies to provide the “KC Money Smart” program. This program offers educational advancement courses and homeownership courses to residents.

Is the public housing agency designated as troubled under 24 CFR part 902?

According to the 2022 Annual PHA Plan, the KCKHA is designated as a Standard PHA.

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

The 2014 Fair Housing and Equity Assessment for the Kansas City region identified several “drivers of inequitable investment.” These drivers included:

- 🏠 Lack of public resources
- 🏠 Continued expansion of suburban and exurban infrastructure
- 🏠 Zoning ordinances and public attitude
- 🏠 RCAP market conditions, and
- 🏠 Housing development capacity⁴³

Stakeholders during the Consolidated Plan process have identified similar policies with negative effects on residential investment, such as restrictive single-family zoning throughout the county and the lack of a statewide LIHTC credit match to help expand the supply of affordable housing.

An additional barrier to maintaining the affordability of housing for homeowners and renters may include the county’s rising water costs. To cover the more than \$900 million required to implement adequate Sewer System Control Measures, as described in the US EPA Consent Decree, the Unified Government plans to raise user rates for water. These rates will increase 5% annually from 2020-2023, between 3-4% annually from 2024 to 2029, and from 2.5-3.5% annually from 2030 to 2044.⁴⁴

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Restrictive single-family zoning

The Unified Government has published master plans covering several Kansas City neighborhoods. These master plans provide recommendations for increasing housing supply, such as increased infill in suburban areas, and upzoning in denser areas to create more multifamily housing. Through the UG’s use of internal reporting and tracking systems, the planning staff anticipates that it will be able to make steady progress on existing master plan goals which may reduce the effects of historically restrictive single-family zoning.

⁴³ Mid-America Regional Council (March 2014) “Fair Housing and Equity Assessment for the Greater Kansas City Region.” <https://www.wyocokck.org/files/assets/public/community-development/documents/2014-fair-housing-and-equity-assessment.pdf>, p. 68.

⁴⁴ US EPA (March 23, 2020). “Integrated Overflow Control Program.” <https://www.epa.gov/sites/production/files/2020-07/documents/noticeofconclusionandfinaliocp.pdf>, p. 1.

State LIHTC match

In January 2022, the Kansas State Senate Committee on Federal and State Affairs introduced Senate Bill 369 to establish a Kansas Affordable Housing Tax Credit Act.⁴⁵ The state-level tax credit would be offered in equal amounts to the federal tax credit and would serve as a credit against tax liability for up to 11 years. The bill passed the Kansas House of Representatives 109-12 and the Kansas State Senate 34-3. The bill is currently awaiting approval by the governor. If approved, the state-level tax credits will become available in January 2023.⁴⁶

Rising water costs

To assist households that have difficulty paying their water bills, the Board of Public Utilities offers “FlexPay,” which allows the user to pay their water bill in smaller amounts throughout the month. The BPU does not currently offer any subsidies or rebates for low-income users who are unable to afford these utility increases over time.

⁴⁵ Kansas State Senate, Committee on Federal and State Affairs. (2022) “Senate Bill No. 369.” <https://www.novoco.com/sites/default/files/atoms/files/kansas-lihtc-sb-369-introduced-01212022.pdf>

⁴⁶ Novogradac. (May 4, 2022) “Bill to Create Kansas LIHTC, Increase HTC Percentage Reaches Governor’s Desk.” <https://www.novoco.com/news/bill-create-kansas-lihtc-increase-htc-percentage-reaches-governors-desk>.

SP-60 Homelessness Strategy – 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As lead agency for Kansas City/Wyandotte County CoC, GKCCEH manages the coordinated entry system that works to connect the highest need, most vulnerable people in the community to housing and supportive services. Through the 211 system and at other coordinated entry sites throughout the region, residents may begin the process of identifying and securing housing and service resources to meet their individual needs.

In addition to outreach and assessment on an individual or family level, the Unified Government and GKCCEH also work to understand homeless needs throughout Kansas City. Each year, GKCCEH conducts a single-day Point-in-Time (PIT) count for sheltered and unsheltered persons and works to ensure the Homeless Management Information System (HMIS) delivers data needed for HUD and local government reporting.

Over the next five years, the Unified Government anticipates allocating a combination of CDBG and ESG funds to provide outreach and case management services for individuals and families experiencing homelessness. Through this funding, the UG anticipates serving over 1,000 individuals who are homeless or at risk of homelessness through CDBG public service funding during the 2022 to 2026 program years.

Addressing the emergency and transitional housing needs of homeless persons

ESG funds are awarded annually to eligible nonprofit agencies that provide emergency shelter and transitional housing. The Unified Government plans to provide 375 emergency shelter bed nights during the 2022 to 2026 program years.

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.

The Continuum of Care's permanent supportive housing (PSH) programs, which include wrap around services, are key to keeping formerly homeless persons in housing for at least six months prior to program exit. PSH grantees collaborate and share housing retention strategies to support each other 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 the 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.

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

Over the next five years, the Unified Government anticipates allocating its annual Emergency Solutions Grant (ESG) funding to three categories focused on specifically on housing. Specific activities may include financial assistance to help pay for housing or services designed to help people obtain or maintain housing. In both cases, assistance will be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping participants develop a plan for preventing future housing instability. A summary of each category follows.

Emergency Shelter

- 🔔 Funding for shelter operations such as maintenance, rent, utilities, and other costs.
- 🔔 Funding for essential services such as case management, referrals to employment, healthcare, substance abuse services, and other related services available within the community.
- 🔔 The Unified Government anticipates assisting about 375 individuals with emergency shelter during the 2022 through 2026 program years.

Homelessness Prevention

- 🔔 Funding for relocation and stabilization case management services.
- 🔔 Financial assistance with lease payments or arrearages, security deposits, utility costs or arrearages, housing searches, and costs for obtaining identification to help program participants regain stability in their current permanent housing or move to other permanent housing that and achieve stability there.
- 🔔 The Unified Government anticipates assisting about 500 individuals with homelessness prevention during the 2022 through 2026 program years.

Rapid Rehousing

- 🔔 Funding for relocation and stabilization case management services.
- 🔔 Financial assistance with lease payments, security deposits, utility deposits and arrearages, housing searches, and costs for obtaining identification to help program participants living in shelters or in places not meant for habitation move as quickly as possible into permanent housing and achieve stability there.
- 🔔 The Unified Government anticipates assisting about 375 individuals with rapid rehousing during the 2022 through 2026 program years.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Unified Government follows HUD's Lead Safe Housing Rule requirements in all of its federally funded affordable housing development activities. The rule includes requirements for disclosure of lead-based paint hazards, risk assessment, evaluation, hazard reduction, interim controls, maintenance, and rehabilitation of properties.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Unified Government reduces risk of lead poisoning and hazards by following the Lead Safe Housing Rule requirements in federally funded housing activities. The Lead Safe Housing Rule is designed to reduce hazards relating to lead-based paint in housing, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities. Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. More than 20 million homes in the United States built before 1978 contain lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

The Unified Government distributes information about lead-based paint hazards to all households participating in HOME- and CDBG-funded programs and integrates Lead Safe Housing Rule requirements into housing policies and procedures by following HUD's Lead Safe Housing Rule requirements in all of its federally funded affordable housing development activities.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Based on American Community Survey data for 2016-2022, an estimated 16% of Kansas City families lived below the poverty level in the last 12 months, above the statewide family poverty rate of 8% (from ACS Table S1701).

Two regional reports outline goals and policies related to reducing the number of poverty-level families in the greater Kansas City area, both prepared by the Mid-America Regional Council (MARC). The Housing Element supplement to the Regional Development Plan for Sustainable Development 2.0 was prepared in 2014 for the 9-county metropolitan Kansas City region and focuses on housing-related goals. The Comprehensive Economic Development Strategy (CEDS) for Metropolitan Kansas City was also prepared in 2014 and outlines economic-related goals for the same 9-county region. A summary of the goals identified in each is provided below.

Regional Housing Recommendations

- 🏡 Promote access to opportunity by encouraging a diversity of housing prices and types within the region, including an emphasis on infill development near activity centers and transit corridors
- 🏡 Reinvest in communities, particularly areas that are home to a disproportionate share of the region's low-income population, by targeting investments, preserving and maintaining affordable housing, and repurposing and recycling land.
- 🏡 Assist lower-income renters and homeowners through a Housing First strategy, coordination with workforce training services, and programs that reduce housing costs, improve quality, and facilitate home purchases.
- 🏡 Develop regional partnerships to pursue innovative financial approaches for supporting affordable housing.
- 🏡 Foster deeper collaboration around the region's housing agenda that includes a broad set of participants.

Regional Workforce Development Goals

- 🏡 Create a region that trains and develops an educated workforce by developing effective training programs for high growth occupations and strengthening high-school based career pathways and technical training.
- 🏡 Create a region that is able to recruit and attract talented individuals by promoting Kansas City as a vibrant place to live with quality careers.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

This Consolidated Plan aligns with regional plans related to reducing poverty through housing and economic development in a few areas. Regarding housing affordability and assisting low-income renters and homeowners, the Unified Government funds a homeowner housing repair program, which provides emergency repairs for about 50 single-family owner-occupied homes each year. Rehabilitation may include electrical, furnace, plumbing and roof work. Rehabilitation may also include work to increase accessibility for those with disabilities. HOME funds will also be used for the creation or maintenance of housing affordable to low-income families. Housing assistance funded through both CDBG and HOME will assist poverty-level families by reducing their housing and/or utility costs, allowing them to redistribute that spending to other needs or savings.

The Unified Government will also use CDBG funds for community investment, particularly for infrastructure and facility improvements in master planned neighborhoods within Kansas City. Additionally, the UG will allocate a share of its annual CDBG funding for public services, which will be used to support the Willa Gill Multi-Service Center during the 2022 program year, but may be used toward job training or job search assistance in future years.

The Kansas City Housing Authority (KCKHA) also offers several programs to assist poverty-level families. Through a partnership with PCs for People, the KCKHA helps to provide wi-fi, laptops and computer classes at several public housing sites. Residents receiving wi-fi services through PCs for People receive assistance with enrollment into the FCC's Affordable Connectivity Program. This federal subsidy covers \$30 in broadband costs per month for eligible families, including families receiving WIC benefits or earning less than 200% of the federal poverty guidelines.

A second program - the Family Self-Sufficiency (FSS) program - is offered to KCKHA housing choice voucher holders. The FSS program helps residents reach personal goals, ranging from credit repair to career advancement and homebuying. The program allows residents to set aside their monthly rental payments in escrow toward the achievement of a personal goal.

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 has procedures in place to monitor the CDBG, HOME and ESG programs. The Unified Government will use the HUD checklists as the basis for monitoring its HUD-funded projects. The following practices are incorporated into the monitoring plan to ensure compliance with program requirements.

Standards and Procedures to Monitor Activities and Performance

- a) The Community Development staff conducts field inspections and monitors subrecipients 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 subrecipient and/or project file.
- c) Subrecipients are required to advertise bid opportunities in at least one local minority newspaper in addition to the paper of record and mail a copy of the invitation to bid to the Minority Contractors Association of Greater Kansas City.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The table below shows the Unified Government's CDBG, HOME, and ESG allocations for the 2022-2023 program year, along with an estimate of anticipated grant funding for the remaining four years covered by this Consolidated Plan. This conservative estimate assumes that funding (annual allocations and program income) over those four years will be 90% of the 2022 allocation. The Unified Government seeks to use its CDBG, HOME, and ESG funds to serve the needs of low- to moderate-income persons and households in partnership with capable agencies to include public and private partners, developers, financial lending institutions, and nonprofits.

Anticipated Resources

Table 58 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$2,189,834	\$0	\$0	\$2,189,834	\$7,883,402	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.
HOME	Public – Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$952,956	\$0	\$0	\$952,956	\$3,430,641	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.
ESG	Public – Federal	Conversion and rehab for transitional housing Financial assistance Overnight shelter Rapid re-housing Rental assistance Services Transitional housing	\$195,473	\$0	\$0	\$195,473	\$703,702	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Kansas City, KS meets HUD's 2021 severe fiscal distress criteria and qualifies for a 100% reduction in match requirements under the HOME program. This determination is based on the city's family poverty rate and per capita income in relation to federal standards. The city's family poverty rate is 20.72%, which is above the federal threshold for families in poverty (18.0%), and the city's PCI is below the \$24,306 federal threshold at \$20,915. As a result, the Unified Government qualifies for a 100% HOME Program match reduction under HUD's "severe fiscal distress" criteria.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Wyandotte County Land Bank owns an estimated 3,500 parcels that could be leveraged to build affordable housing or meet needs related to infrastructure or public facilities. Subrecipients and CHDOs may use properties owned by the Wyandotte County Land Bank for development of affordable housing supported by the HOME program.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 59 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Housing Access and Quality	2022	2026	Affordable Housing	Citywide	Housing Affordability and Condition	CDBG: \$1,083,868 HOME: \$857,661	Homeowner Housing Rehabilitated (50); Homeowner Housing Added (9)
2	Provide Housing and Services for People Experiencing or At-Risk of Homelessness	2022	2026	Homeless	Citywide	Homeless Needs	ESC: \$195,473	Homelessness Prevention (100) Homeless Person overnight shelter (75) Tenant-based rental assistance/Rapid Rehousing (75)
3	Improve Public Facilities and Infrastructure	2022	2026	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (500)
4	Provide Public Services	2022	2026	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$168,000	Public service activities other than Low/Moderate Income Housing Benefit (1500 individuals)
5	Planning and Administration	2022	2026	Non-Homeless Special Needs Non-Housing Community Development Affordable Housing Homeless	Citywide	Program Administration Fair Housing	CDBG: \$437,966 HOME: \$95,295	Not applicable

Goal Descriptions

Goal 1: Improve Housing Access and Quality

Rehabilitation of rental and homeowner housing that benefit extremely low-, low-, and moderate-income households. Direct financial assistance to homebuyers to make homeownership affordable; tenant-based rental assistance, housing counseling, and CHDO funds to support development of new housing for homeownership.

Goal 2: Provide Housing and Services for People Experiencing or At-Risk of Homelessness

Provide housing and services for residents experiencing or at-risk of homelessness, including homelessness prevention, case management, wrap-around services, emergency shelter, transitional housing, and permanent supportive housing.

Goal 3: Infrastructure and Public Facility Improvements

Promote quality of life and neighborhood revitalization through improvements to current public infrastructure and facilities.

Goal 4: Public Services

Services provided by nonprofit organizations that benefit low-income residents such as homeless, youth, disabled, elderly, and other populations with special needs.

Goal 5: Program Administration

Plan and administer funding for community development and housing activities with transparency, community involvement, and full compliance with federal regulations. Provide services to residents and housing providers to advance fair housing.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below represent the activities the Unified Government plans to undertake during the 2022 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity.

Projects

Table 60 – Project Information

#	Project Name
1	2022 Home Repair Program
2	2022 Livable Neighborhoods
3	2022 Willa Gill Multi-Service Center
4	2022 Area Master Plan Activities
5	2022 Rehabilitation Activity Delivery
6	2022 CD Administration
7	2022 HOME CHDO Set-Aside Rehab/New Construction
8	2022 HOME Rehab/New Construction
9	2022 HOME Administration
10	2022 Emergency Solutions Grants Activities

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Each year, the Unified Government strives to fund projects that serve areas with the greatest need as determined by factors such as percentage of low- and moderate-income population, substandard housing stock, and need for other improvements. Additionally, the Unified Government funds projects that address priority needs of income-eligible households and special needs populations living throughout the city and county.

AP-38 Project Summary

Project Summary Information

Table 61 – Project Summary

1	Project Name	2022 Home Repair Program
	Target Area	City Wide
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	CDBG \$500,000
	Description	Emergency repairs for single-family owner-occupied homes. Rehabilitation may include electrical, furnace, plumbing and roof work. Rehabilitation may also include work to increase accessibility for those with disabilities.
	Target Date	9/30/2023
	Number of families who will benefit	An estimated 50 low- to moderate-income families will be served during the 2022 program year.
	Location Description	City-wide
	Planned Activities	Low- to moderate-income families can apply to for assistance at any time throughout the program year. Activities will be completed as eligible families apply.
	Goal Outcome Indicator	Homeowner Housing Rehabilitated (50 Households)
2	Project Name	2022 Livable Neighborhoods
	Target Area	City-wide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	CDBG \$20,000
	Description	Livable Neighborhoods is a long-standing organization that works with neighborhood and community-based groups to address community-wide concerns through coalition building.
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 500 families will be served by Livable Neighborhoods throughout the program year.
	Location Description	City-wide
	Planned Activities	Public Services
	Goal Outcome Indicator	Public service activities other than Low/Moderate Income Housing Benefit (500 Individuals)
3	Project Name	2022 Willa Gill Multi-Service Center
	Target Area	City-wide

	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	CDBG \$148,000
	Description	Willa Gill Multi-Service Center provides multiple services including case management and hot lunches to support families and individuals who are experiencing or at risk of homelessness.
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 1,000 families will be served through Willa Gill throughout the program year.
	Location Description	Services will be provided at the Willa Gill Multi-Service Center at 645 Nebraska Avenue, Kansas City, KS 66101
	Planned Activities	Case management, hot meals and other supportive services.
	Goal Outcome Indicator	Public service activities other than Low/Moderate Income Housing Benefit (1000 individuals)
4	Project Name	2022 Area Master Plan Activities
	Target Area	City-wide
	Goals Supported	Infrastructure and Public Facility Improvements
	Needs Addressed	Improve public facilities and infrastructure
	Funding	CDBG \$500,000
	Description	CDBG funding will be utilized to address priority needs identified in area master plans.
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 500 families will benefit from 2022 activities.
	Location Description	Area boundaries identified in area master plans
5	Planned Activities	Activities will be selected from area master plans through consultation with UG staff.
	Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (500 individuals)
	Project Name	2022 Rehabilitation Activity Delivery
	Target Area	City-wide
	Goals Supported	Improve Housing Quality and Access
	Needs Addressed	Housing Affordability and Quality
	Funding	CDBG \$583,868
	Description	Project delivery costs associated with housing activities
	Target Date	9/30/2023
	Number of families who will benefit	Outcomes are associated with housing activities.
	Location Description	N/A
	Planned Activities	Rehabilitation Activity Delivery includes staff and other direct costs to deliver Community Development housing rehabilitation activities.

	Goal Outcome Indicator	Outcomes are associated to rehab activities.
6	Project Name	2022 Community Development Administration
	Target Area	City-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration, Fair Housing
	Funding	CDBG \$437,966
	Description	Applicable Planning and Administration costs
	Target Date	9/30/2023
	Number of families who will benefit	Costs support the administration of Community Development programs
	Location Description	N/A
	Planned Activities	Administration of Community Development grants, programs and activities
	Goal Outcome Indicator	Other
7	Project Name	2022 HOME CHDO Set-Aside Rehab/New Construction
	Target Area	City-wide
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	HOME \$333,831
	Description	Funding set-aside for HOME rehabilitation or new construction activities carried out by approved Community Housing Development Organizations.
	Target Date	09/30/2023
	Number of families who will benefit	Approximately 3 HOME eligible families will benefit.
	Location Description	Activity location will depend upon many factors and will be selected during the project review.
	Planned Activities	CHDOs will submit 2022 projects to the Department of Community Development for review and approval.
	Goal Outcome Indicator	Homeowner Housing Added (3)
8	Project Name	2022 HOME Rehab/New Construction
	Target Area	City-wide
	Goal Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	HOME \$523,830
	Description	HOME rehabilitation or new construction activities carried out by non-CHDO subrecipients
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 6 HOME eligible families will benefit.
	Location Description	Activity location will depend upon many factors and will be selected during the project review.

	Planned Activities	Subrecipients will submit projects to the Department of Community Development for review and approval.
	Goal Outcome Indicator	Homeowner Housing Added (6)
9	Project Name	2022 HOME Administration
	Target Area	City-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration
	Funding	HOME \$95,295
	Description	Applicable administration costs related to HOME activities.
	Target Date	9/30/2023
	Number of families who will benefit	HOME Administration supports the delivery of HOME activities.
	Location Description	N/A
	Planned Activities	Administration of HOME grants and projects.
	Goal Outcome Indicator	Other
10	Project Name	2022 Emergency Solutions Grants Activities
	Target Area	City-wide
	Goals Supported	Provide Housing and Services for People Experiencing or At-Risk of Homelessness
	Needs Addressed	Homeless Needs
	Funding	ESG \$195,473
	Description	Subrecipients will provide eligible ESG activities to resolve or prevent homelessness for ESG qualified households or individuals.
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 1000 families experiencing or at-risk of homelessness will be served in the 2022 program year.
	Location Description	City-wide
	Planned Activities	Activities will be delivered by subrecipients according to subrecipient agreement. Eligible activities include Homelessness Prevention, Rapid Re-housing, Emergency Shelter, Homeless Outreach, HMIS/Data Collection, and Administration
	Goal Outcome Indicator	Homelessness Prevention (100) Homeless Person overnight shelter (75) Tenant-based rental assistance/Rapid Rehousing (75)

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

The Kansas City, KS HUD entitlement jurisdiction includes block groups within the city of Kansas City, KS. One hundred percent (100%) of funds will be directed to projects with citywide target areas.

Geographic Distribution

Table 61 - Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

Each year, the Unified Government strives to fund projects that serve areas with the greatest need as determined by factors such as percentage of low- and moderate-income population, substandard housing stock, and need for other improvements. Additionally, the Unified Government funds projects that address priority needs of income-eligible households and special needs populations living throughout the county.

Discussion

Affordable Housing

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 supporting a total of 59 households (50 served through the CDBG-funded home repair program and 9 through HOME-funded housing development activities). Approximately 450 households experiencing homelessness will be assisted with ESG-funded rapid rehousing programs. Taken together, the UG expects to support the affordable housing needs of 509 Kansas City, KS households in the 2022 program year.

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	450
Non-Homeless	59
Special-Needs	0
Total	509

Table 63 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	450
The Production of New Units	9
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	509

Discussion

Homeless and at-risk populations may receive affordable rental assistance through the ESG program subrecipients (Rapid Re-housing and Homeless Prevention). ESG outcomes will be reported in the SAGE system. HOME funds are utilized for production of new units, rehab of existing units and acquisition (down payment assistance). CDBG funds are used for owner-occupied housing rehabilitation.

AP-60 Public Housing – 91.220(h)

Introduction

The Kansas City, Kansas Housing Authority (KCKHA) provides publicly supported housing options for low-income residents living in Wyandotte County. According to the KCKHA 2022 Annual Plan, the housing authority provides 3,750 units countywide through conventional public housing developments, project-based Section 8 vouchers and tenant-based vouchers. The KCKHA acquired the Bonner Springs Housing Authority in July 2021 which added 50 additional public housing units.

Actions planned during the next year to address the needs to public housing

The 2022 Capital Fund Program Plan indicates that the KCKHA will conduct several upgrades at its public housing developments, including:

- ❖ Interior modernization and retaining wall repair/replacement at its scattered sites
- ❖ Elevator modernization at Glanville Tower and Vaughn Dale
- ❖ Interior modernization and new appliances in Plaza Tower
- ❖ Relocation services at Juniper Gardens and Plaza Tower
- ❖ All developments will also receive parking lot repairs (including sealing and re-striping), general site and building improvements, and 504 improvements.⁴⁷

As part of its compliance with the Section 504 Voluntary Compliance Agreement, the KCKHA will hire a full-time Section 504 Coordinator. The Section 504 Coordinator will respond to reasonable accommodation and modification requests, investigate complaints of discrimination based on disability, and ensure that the KCKHA remains compliant with meeting its federal accessibility requirements. The KCKHA is also required to complete a Section 504 Corrective Action Plan to describe its plans for increasing accessibility, including the provision of a range of unit sizes and amenities for persons with disabilities in its public housing units.

Lastly, in June 2022, public housing residents will receive additional supportive services funded through the Resident Opportunity and Self Sufficiency (ROSS) grant. This grant will create a Resident Services staff position to help connect residents with local service agencies.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

KCKHA residents may be elected to the Resident Association serving their community. Resident Association officers voice the concerns of the residents and help plan educational

⁴⁷ KCKHA. (2022) "Capital Fund Program Plan 2022." <https://www.kckha.org/wp-content/uploads/2021/10/Capital-Fund-Program-Plan-FY-2022.pdf>

or recreational events for the community. The Resident Association also sponsors each community's Neighborhood Watch Program.

The KCKHA also partners with community agencies to provide the "KC Money Smart" program. This program offers educational advancement courses and homeownership courses to residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Greater Kansas City Coalition to End Homelessness (GKCCEH) is the lead agency for the Kansas City/Wyandotte County and Kansas City/Independence/Lee's Summit/Jackson County Continuums of Care (CoCs), with members that include service providers covering Wyandotte County, Kansas and Jackson County, Missouri. The GKCCEH brings together housing and service providers to meet the needs of individuals and families experiencing homelessness. Over the next year, the Unified Government will continue to partner with GKCCEH 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

As lead agency for Kansas City/Wyandotte County CoC, GKCCEH manages the coordinated entry system that works to connect the highest need, most vulnerable people in the community to housing and supportive services. Through the 211 system and at other coordinated entry sites throughout the region, residents may begin the process of identifying and securing housing and service resources to meet their individual needs.

Within the greater Kansas City region, there are also several homeless housing/service providers (most located within Missouri) that conduct street outreach, including outreach to unsheltered persons and homeless youth.

During the 2022 program year, the Unified Government will provide about \$148,000 in CDBG funds to the Willa Gill Multi-Service Center for hot lunches and case management services. This funding is anticipated to assist 1,000 individuals who are experiencing or at risk of homelessness.

In addition to outreach and assessment on an individual or family level, the Unified Government and GKCCEH also work to understand homeless needs throughout Kansas City. Each year, GKCCEH conducts a single-day Point-in-Time (PIT) count for sheltered and unsheltered persons and works to ensure the Homeless Management Information System (HMIS) delivers data needed for HUD and local government reporting.

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 Unified Government plans to provide 450 emergency shelter bed nights during the 2022 program year.

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

The Continuum of Care's permanent supportive housing (PSH) programs, which include wrap around services, are key to keeping formerly homeless persons in housing for at least six months prior to program exit. PSH grantees collaborate and share housing retention strategies to support each other 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 the 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 Unified Government anticipates allocating its 2022 Emergency Solutions Grant (ESG) funding to three categories focused on specifically on housing. Specific activities may include financial assistance to help pay for housing or services designed to help people obtain or maintain housing. In both cases, assistance will be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping participants develop a plan for preventing future housing instability. A summary of each category follows.

Emergency Shelter

- 💡 Funding for shelter operations such as maintenance, rent, utilities, and other costs.
- 💡 Funding for essential services such as case management, referrals to employment, healthcare, substance abuse services, and other related services available within the community.

- 🔔 The Unified Government anticipates providing 75 emergency shelter nights during the 2022 program year.

Homelessness Prevention

- 🔔 Funding for relocation and stabilization case management services.
- 🔔 Financial assistance with lease payments or arrearages, security deposits, utility costs or arrearages, housing searches, and costs for obtaining identification to help program participants regain stability in their current permanent housing or move to other permanent housing that and achieve stability there.
- 🔔 The Unified Government anticipates assisting about 100 individuals with homelessness prevention during the 2022 program year.

Rapid Rehousing

- 🔔 Funding for relocation and stabilization case management services.
- 🔔 Financial assistance with lease payments, security deposits, utility deposits and arrearages, housing searches, and costs for obtaining identification to help program participants living in shelters or in places not meant for habitation move as quickly as possible into permanent housing and achieve stability there.
- 🔔 The Unified Government anticipates assisting about 75 individuals with rapid rehousing during the 2022 program year.

AP-75 Barriers to affordable housing – 91.220(j)

Barriers to Affordable Housing

The 2014 Fair Housing and Equity Assessment for the Kansas City region identified several “drivers of inequitable investment.” These drivers included:

- ❖ Lack of public resources
- ❖ Continued expansion of suburban and exurban infrastructure
- ❖ Zoning ordinances and public attitude
- ❖ RCAP market conditions, and
- ❖ Housing development capacity⁴⁸

Stakeholders during the Consolidated Plan process have identified similar policies with negative effects on residential investment, such as restrictive single-family zoning throughout the county and the lack of a statewide LIHTC credit match to help expand the supply of affordable housing.

An additional barrier to maintaining the affordability of housing for homeowners and renters may include the county's rising water costs. To cover the more than \$900 million required to implement adequate Sewer System Control Measures, as described in the US EPA Consent Decree, the Unified Government plans to raise user rates for water. These rates will increase 5% annually from 2020-2023, between 3-4% annually from 2024 to 2029, and from 2.5-3.5% annually from 2030 to 2044.⁴⁹

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Restrictive single-family zoning

The Unified Government has published master plans covering several Kansas City neighborhoods. These master plans provide recommendations for increasing housing supply, such as increased infill in suburban areas, and upzoning in denser areas to create more multifamily housing. Through the UG's use of internal reporting and tracking systems, the planning staff anticipates that it will be able to make steady progress on existing master plan goals which may reduce the effects of historically restrictive single-family zoning.

State LIHTC match

⁴⁸ Mid-America Regional Council (March 2014) “Fair Housing and Equity Assessment for the Greater Kansas City Region.” <https://www.wycokck.org/files/assets/public/community-development/documents/2014-fair-housing-and-equity-assessment.pdf>, p. 68.

⁴⁹ US EPA (March 23, 2020). “Integrated Overflow Control Program.” <https://www.epa.gov/sites/production/files/2020-07/documents/noticeofconclusionandfinaliocp.pdf>, p. 1.

In January 2022, the Kansas State Senate Committee on Federal and State Affairs introduced Senate Bill 369 to establish a Kansas Affordable Housing Tax Credit Act.⁵⁰ The state-level tax credit would be offered in equal amounts to the federal tax credit and would serve as a credit against tax liability for up to 11 years. The bill passed the Kansas House of Representatives 109-12 and the Kansas State Senate 34-3. The bill is currently awaiting approval by the governor. If approved, the state-level tax credits will become available in January 2023.⁵¹

Rising water costs

To assist households that have difficulty paying their water bills, the Board of Public Utilities offers “FlexPay,” which allows the user to pay their water bill in smaller amounts throughout the month. The BPU does not currently offer any subsidies or rebates for low-income users who are unable to afford these utility increases over time.

⁵⁰ Kansas State Senate, Committee on Federal and State Affairs. (2022) “Senate Bill No. 369.” <https://www.novoco.com/sites/default/files/atoms/files/kansas-lihtc-sb-369-introduced-01212022.pdf>

⁵¹ Novogradac. (May 4, 2022) “Bill to Create Kansas LIHTC, Increase HTC Percentage Reaches Governor’s Desk.” <https://www.novoco.com/news/bill-create-kansas-lihtc-increase-htc-percentage-reaches-governors-desk>.

AP-85 Other Actions – 91.220(k)

Introduction:

This section details the Unified Government's plans to ensure safe and affordable housing for its residents, meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

The UG continually works to build community capacity to meet underserved needs through partner agencies within the community, however, limited staff capacity and financial resources among these agencies remains a primary obstacle. Given these limitations, the careful analysis and detailed community engagement represented by the Consolidated Plan process is key to allocating the UG's federal funding to the highest-priority needs. The UG will continue to use its resources carefully and strategically with a focus on serving the community's priority needs. Additionally, some organizations are reluctant to administer federally funded programs using CDBG, HOME, or ESG funds due to the complex requirements attached to the grant funds. The UG will continue to periodically offer training and technical assistance to current and prospective subrecipient organizations to build their capacity for responsibly managing federal funding.

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 goal of improving housing opportunities by creating and preserving decent, safe, affordable rental and homeownership housing. Through its annual CDBG allocation, the UG will continue to operate its successful home repair program that provides for emergency repairs for single-family owner-occupied homes, maintaining this important component of the affordable housing supply. To further foster development of affordable housing, the UG's annual HOME allocation will be directed to developers and subrecipients, including Community Housing Development Organizations, proposing to rehabilitate or build new housing that meets HUD affordability guidelines.

Actions planned to reduce lead-based paint hazards

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

Should the Unified Government undertake any property rehabilitation projects, it will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992. The Unified Government is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements.

Community Development also distributes Lead Hazard brochures to all federally assisted home buyers upon application to the program. As appropriate, public service and housing rehab subrecipient agencies are required to provide information concerning lead hazards to their beneficiaries. The UG's CDBG and HOME program staff are trained regarding the implementation of the Lead Based Paint Rule and implementation of the rule in conjunction with all CDBG and HOME funded rehabilitation projects, as required.

Actions planned to reduce the number of poverty-level families

CDBG, HOME, and ESG funding is integrated into existing programs that address poverty and homelessness by participating agencies and subrecipients. For example, the UG provides CDBG funding to the Willa Gill Multi-Service Center to support multiple services including case management and hot lunches for families and individuals who are experiencing or at risk of experiencing homelessness. ESG funding is directed toward agencies participating in the Greater Kansas City Coalition to End Homelessness and funds vital services to assist residents living in poverty. Further programs such as job training, childcare, and transportation assistance reduce the impact of poverty and provide for income growth for families living in poverty.

Community Development staff participate in the UG Health Department's 2018-2023 Community Health Improvement Plan, particularly in the work of the Safe and Affordable Housing Subcommittee. The subcommittee is comprised of representatives from the Unified Government, private and public housing agencies, landlords, and social service agencies. For 2022, the subcommittee is pursuing the twin goals of 1) reducing the cost of accessing safe housing and the associated costs of living in the home, and 2) increasing the quantity of affordable housing for low- and moderate-income people. To date, the Community Health Improvement Plan is credited with having coordinated the following poverty-reducing achievements:

- 🏆 Launched three Business ESL programs supporting 30 employees in completing coursework during their workday
- 🏆 Created 344 new childcare spaces for children aged 1-5 years old
- 🏆 Led an insurance enrollment campaign reaching over 4,000 homes in targeted low-coverage areas and resulting in 269 new Medicaid, Marketplace, and SNAP applications
- 🏆 Provided a pilot fare-free non-emergency medical transportation program to local safety-net clinic patients
- 🏆 Developed a Tenant's Rights & Responsibilities Toolkit for resource navigators

Actions planned to develop institutional structure

The Unified Government's Community Development Department works in conjunction with community stakeholders, local and regional public service agencies, neighborhood revitalization organizations and area housing partners who have a mutual interest in CDBG and HOME program goals and objectives. Community Development partners with these stakeholders on a wide range of programs including the Consolidated Planning process, Affirmatively Furthering Fair Housing actions, and the annual budget RFP process.

These community partnerships are part of an effort to assess community and regional needs and to enhance coordination of community projects and programs. Community Development continually seeks to broaden these partnerships and identify opportunities to partner with new organizations that further deepen the UG's community reach and strengthen the community's social service network. In addition, the UG has established the Stabilization, Occupation, And Revitalization (SOAR) Committee to address blight in the community and outreaches to these stakeholders.

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 significant gap to overcome. By coordinating between agencies and local organizations, the UG helps to create a more comprehensive network of services and programs for its residents while reducing duplication and making efficient use of limited financial resources.

The Unified Government's Community Development Department will continue to coordinate closely with the Housing Authority of Kansas City, KS, by providing advertisements of available services and upcoming activities for distribution to residents. Unified Government staff will regularly host and attend meetings with community stakeholders. The Unified Government plans to continue to attend monthly membership meetings with the Greater Kansas City Coalition to End Homelessness, which helps coordinate services between homeless individuals, homeless providers, and health and mental health organizations. The Unified Government also participates annually or bi-annually in the Kansas City (MO&KS), Independence, Lee's Summit/Jackson, Wyandotte Counties Continuum of Care's Point-in-Time count.

The Mid-America Regional Council is a key partner for coordination on several critical plans, including the goDotte Strategic Mobility Plan and the Comprehensive Economic Development Strategy. Partnerships with the Continuum of Care and the United Way of Greater Kansas City, both of which collaborate with partners across the region, are vital in planning for and implementing strategies to address homelessness. Ongoing coordination with these partners will continue to highlight shared goals and opportunities for collaboration throughout the region. Finally, the internal coordination between the UG's Community Development and Planning & Urban Design departments will enable CDBG and

HOME Program funding to advance goals and strategies outlined in existing area master plans for eligible LMI areas.

Discussion:

In addition to the goals listed previously in the 2022 Annual Action Plan, the UG will pursue the strategies described within this section to further improve community conditions for Kansas City, KS residents by increasing the capacity of service providers, reducing poverty conditions, addressing lead-based paint hazards, and generally strengthening the structure within which these actions are administered.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This section describes program specific requirements for the CDBG, HOME, and ESG funds received by the Unified Government of Wyandotte County/Kansas City, Kansas. The responses within this section satisfy regulatory and programmatic obligations that the Unified Government will undertake in the 2022 program year. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income over the 2022 program year period is 100%.

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 65 – Program Income

Program Income	
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Table 66 – Other CDBG Requirements

Other CDBG Requirements	
1. The amount of urgent need activities	\$0
2a. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%
2b. Specify the years covered that include this Annual Action Plan.	2022 Program Year

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:

No other forms of investment are contemplated for the use in the HOME Program beyond those identified in 92.205.

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:

When the PJ, CHDO or Housing Partner sells a HOME Assisted House to an income eligible household the HOME Agreement with the homebuyer is executed along with the executed and recorded Second Mortgage. These documents state the recapture provision will be used, below is the language.

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 HOME 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:

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:

The UG 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)

Refer to the Grantee Unique Appendices for the ESG Policy and Procedures.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Greater Kansas City Coalition to End Homelessness operates as the regional Continuum of Care applicant. Currently, the coordinated system in place is HMIS; all HUD and non-HUD funded agencies are required to enter beneficiary data into this system. Other CoC responsibilities include holding monthly membership meetings, adopting and following a written process to select a board to act on behalf of the CoC, and collaborating with the HMIS lead.

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).

The Unified Government submits a Request for Proposal in local newspapers and announces ESG funding allocations to the Continuum of Care membership. Eligible applicants are non-profit organizations and Continuum of Care participants; an ESG application must be submitted to the Program Coordinator of the grant program. The Unified Government coordinates with the Continuum of Care to evaluate applications and fund subrecipients. A ranking and reviewing committee (consist of 3-4 persons) will meet to score applicants based on the attached ranking and review scoring.

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.

Sub-recipients are required to have participation of not less than one homeless individual or formerly homeless individual on the board of directors; this is verified through annual monitoring reviews and required documentation of board of directors and recent board minutes.

5. Describe performance standards for evaluating ESG.

There are two primary data sources CoC's and ESG recipients will use to collect system-level performance measures:

- 🔔 Sheltered and unsheltered PIT count data reported through HUD's Homelessness Data Exchange (HDX)
- 🔔 Client-level outcome information based on data collected in HMIS and unduplicated across all continuum and ESG projects that contribute data to HMIS with the CoC.

System Performance Measurement Parameters also include the following:

- 🔔 Project Type
- 🔔 Reporting Period
- 🔔 Client Universe (adults, leavers, stayers)
- 🔔 Setting Local Performance Targets
- 🔔 HMIS Bed Coverage and Data Quality

Please refer to the Grantee Unique Appendices for the complete ESG Policy and Procedures.