

HOME-ARP Summary

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARPA funds to be administered through the HOME Investment Partnership Grants program (HOME), pursuant to section 217 of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (42 U.S.C. 12701 et seq.) (“NAHA”) to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations.

This program has been termed HOME-American Rescue Plan or “HOME-ARP” and will be administered by the U.S. Department of Housing and Urban Development (HUD). As a local government or “Participating Jurisdiction” (PJ) that qualifies for regular HOME funding, the Unified Government of Wyandotte County and Kansas City, KS (The UG) will receive \$3,197,903 in HOME-ARP funding. In order to receive these funds, the UG must develop and submit a HOME-ARP Allocation Plan to HUD.

Public Engagement

Before developing its plan, the Unified Government consulted with the Continuum of Care serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, as required. The Unified Government also provided a number of opportunities for the public to provide feedback about HOME-ARP.

**Stakeholder
Interviews with 30
community
experts**

**Community
Survey with 142
responses**

**4 Community
Workshops with
24 participants**

**28 day Public
Comment period
for the Draft
Allocation Plan**

1 Public Hearing

Barriers to Housing as Identified by Service Providers	
Affordability of Housing Housing costs have increased while household incomes cannot keep up, especially in the face of COVID-related economic issues. This aligns with Census Data that shows that many households in Wyandotte County are cost burdened, especially those at lower income levels.	Quality of Housing Respondents shared that available housing often has many issues to the point of being unsafe. Respondents who preform Housing Quality Standards (HQS) inspections shared that many housing units do not meet HQS and landlords are often unwilling to bring units up to HQS. Respondents also mentioned that housing is often inaccessible to those with mobility issues.
Landlords are unwilling to work with clients who have past evictions Respondents shared that many landlords are unwilling to work with clients with past evictions. This means eviction prevention and diversion programs could be a critical component to any housing program.	General Availability of Housing Respondents shared that there is a general lack of available housing regardless of cost.
Landlords are unwilling to work with clients who have subsidies Respondents shared that many landlords are not willing to work with clients who have subsidies or rental assistance, sometimes due to biases but also due to HQS or other requirements of federal funding. KCMO has a provision that prevents landlords from discriminating against tenants due to their source of payment; a similar policy could help tenants in Wyandotte County.	Access to Identifying Documents Respondents shared that many clients lack access to identifying documents which complicates their ability to access services and become housed. KCKPD has recently started a program to provide a path to State documentation for those who have are missing critical documentation. The program has been running for several months and has allowed approximately 167 individuals to receive a verified City ID; 34 people have completed the program to obtain a State ID. About 80% of participants were unhoused but the program has also assisted individuals who are formerly incarcerated, victims of crime and those experiencing other circumstance.

Needs Assessment and Gaps Analysis

The population estimates and unmet needs of qualifying populations show a gap across all population for shelter/housing and supportive services.

- There is a high number of individuals living unsheltered in Kansas City, KS with a severe lack of emergency shelter and transitional shelter units. Development of a low-barrier non-congregate shelter with wrap-around support services could narrow this gap.

There are zero low-barrier shelter beds in KCK

- While there are many agencies providing supportive services to Kansas City, Kansas residents, there are not enough funds to meet all of the needs within the city and there is limited collaboration across agencies and funding streams. Resources are needed to support especially vulnerable populations such as those experiencing interpersonal

violence, those living with disabilities and seniors. In addition, there is a need for more mental health and other health services for free or on a sliding fee scale. Mental and physical health are key barriers to housing stability.

- 🔔 Several trends exist that indicate that Kansas City, KS will continue to experience a loss of affordable housing inventory. To prevent this, the jurisdiction must focus on policies to preserve the city's affordable housing stock and develop diverse new housing options. 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.
- 🔔 Federal law requires any 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.
- 🔔 According to CHAS estimates, there are 8,975 renter households with incomes under 30% AMI in the city but only 4,430 rental units affordable at that income level. On the other hand, there are 4,565 renter households with incomes of 30% to 50% AMI in the city and 10,665 rental units affordable at that income level. Thus, there is insufficient rental housing for households at the lowest income level. There appears to be a sufficient number of renter units affordable to renter households at 30%-50%, however it is likely that given the gaps in housing for higher income groups 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. These figures do not take into account unit condition or whether a landlord is willing to rent to a household with a certain income level or rental history, which non-profit service providers shared is a large barrier to housing in Kansas City, KS.

**4,545 highly subsidized
affordable rental units are
needed for households with
the lowest incomes (<30%
Area Median Income)**



Priority Needs Identified for Funding

Each population experiences a number of unmet needs based on the limits of the current service delivery system in Kansas City, KS. The housing and supportive service needs of qualifying populations overlap across populations and are similar to the needs of the low-income population as a whole. The top two priorities include:

1. Low-barrier shelter beds for those experiencing homelessness and fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking: This would include wrap-around supportive services with the goal of transitioning individuals into more stable or permanent housing situations. Beds would need to be low barrier to fill the gap that exists in the current system.
2. Supportive Services for all Qualifying Populations: Supportive services are necessary to ensure that HOME-ARP beneficiaries are able to transition to or remain in a stable housing situation and address the variety of concerns that may contribute to reoccurring housing instability or chronic homelessness. The types of supportive services needed include: outreach; case management to connect households to mainstream benefits and other resources; health and mental health services; short term financial assistance such as rent, utilities, security deposits and moving costs; eviction diversion and legal assistance.

Budget

Activity	Funding Amount	Percent of Grant	Statutory Limit
Supportive Services	\$300,000		
Acquisition and Development of Non-congregate Shelter (NCS)	\$2,478,113		
Tenant Based Rental Assistance (TBRA)	\$0		
Development of Affordable Rental Housing	\$0		
Non-profit Operating Assistance	\$50,000	1.5%	5%
Non-profit Capacity Building	\$50,000	1.5%	5%
Administration and Planning	\$319,790	10%	15%
Total HOME-ARP Allocation	3,197,903		

Contingency: On an annual basis the Unified Government will review expenditures against the budget above. Underperforming line items will be reallocated to Supportive Service activities, as this is one of the greatest needs in the community and supports all Qualifying Populations.

Preferences and Limitations

The UG has determined that establishing “preferences” is necessary to address the needs and gaps previously discussed. A “preference” provides a priority for the selection of applicants who fall into a specific Qualifying Population to receive assistance. A preference permits an eligible applicant that qualifies for a UG-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. The Unified Government will utilize a formal RFP process to establish specific NCS and Supportive Services projects. If through the RFP process, the UG identifies a project that requires different preferences or limitation than described here, the UG will submit an Amendment to this plan.

The four Qualifying Populations are: (1) those experiencing homelessness, (2) those at-risk of homelessness, (3) those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, and (4) other populations as defined by HUD.

NCS projects will be designed to give preference to (1) those experiencing homelessness and (2) those fleeing, or attempting to flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, because the nature of an NCS activity would be to serve those who are unsheltered. If the needs of presenting homeless populations and those fleeing interpersonal violence as defined by HOME-ARP are met, the subrecipient could then serve other Qualifying Populations.

Supportive Services projects will be available to all HOME-ARP qualifying populations.

A “limitation” would exclude certain Qualifying Populations or subpopulations from HOME-ARP activities. The UG will not impose limitations on its HOME-ARP program, because the use of preferences is adequate to accomplish the goals in this Allocation Plan.

