



WYANDOTTE COUNTY & KANSAS CITY, KS CONSOLIDATED PLAN & ANNUAL ACTION PLAN

executive summary

BACKGROUND

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. 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.

COMMUNITY INVOLVEMENT

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.

COMMUNITY WORKSHOPS

The Unified Government held four community workshops in March 2022 (three virtual and one in-person). Twenty-four (24) members of the public participated in the community workshops.

COMMUNITY SURVEY

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.

STAKEHOLDER INTERVIEWS

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.

COMMENT PERIOD AND PUBLIC HEARING

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 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.



KANSAS CITY'S TYPICAL HOME

To understand housing needs in Kansas City, it is important to understand the characteristics of the area's current housing stock. Below is some information on the typical Kansas City residence.



A SINGLE FAMILY STRUCTURE

79% of Kansas City homes are single family residences. 5% of homes are in 2-4 unit buildings (like duplexes, triplexes, and quadplexes), 14% are in buildings with 5 or more units (typically apartment complexes), and 2% are units in mobile homes, boats, RVs, and vans.



OWNER-OCCUPIED

More than half of occupied units in Kansas City are owner-occupied (56%), and less than half are renter-occupied (44%). 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. Rents have increased 26% in the same time period.

3^{TO}4

BEDROOMS

Almost all owned housing in Kansas City 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%).

50+

YEARS OLD

80% of Kansas City homes were built prior to 1980. The largest housing age group is housing built between 1950-1979, which encompasses half of all Kansas City housing units. 29% of units were built prior to 1950, while only 9% were built in the last 20 years.

HOUSING PROBLEMS

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.

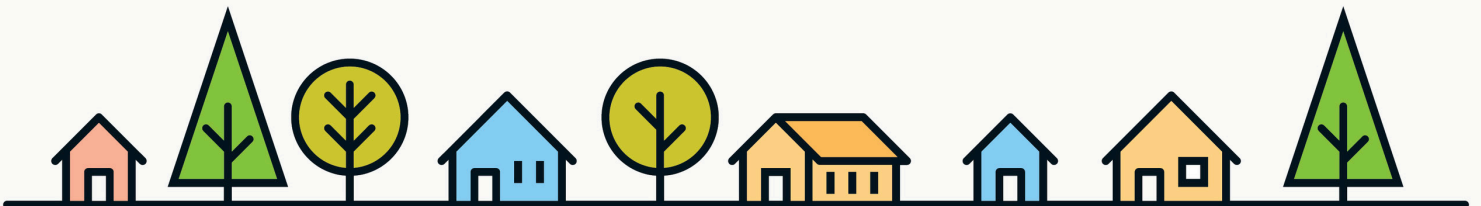
Lack of complete kitchen or plumbing facilities is considered a severe housing problem, as are housing costs exceeding 50% of monthly income and crowding of 1.5 or more people per room.

KANSAS CITY HOUSING PROBLEMS

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 (shows that **nearly 20% of all households (10,270 households) experience one or more severe housing problems** listed.

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.

In addition to cost burden, 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.**



HOUSING NEEDS

DISPROPORTIONATE NEED

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.

In cases of severe housing problems, 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.

SUPPORTIVE HOUSING AND SERVICES

People in various subpopulation in Kansas City 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. The primary housing and supportive service needs of these subpopulations 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. The primary needs discovered through this process were for 1) Housing that is affordable, accessible, safe, and low-barrier; 2) Transportation, 3) Specialized housing services, 4) Workforce development and employment services, 5) Physical and mental healthcare access, 6) Public education to combat stigma, and 7) Outreach programs.



HOUSING NEEDS

PUBLIC HOUSING

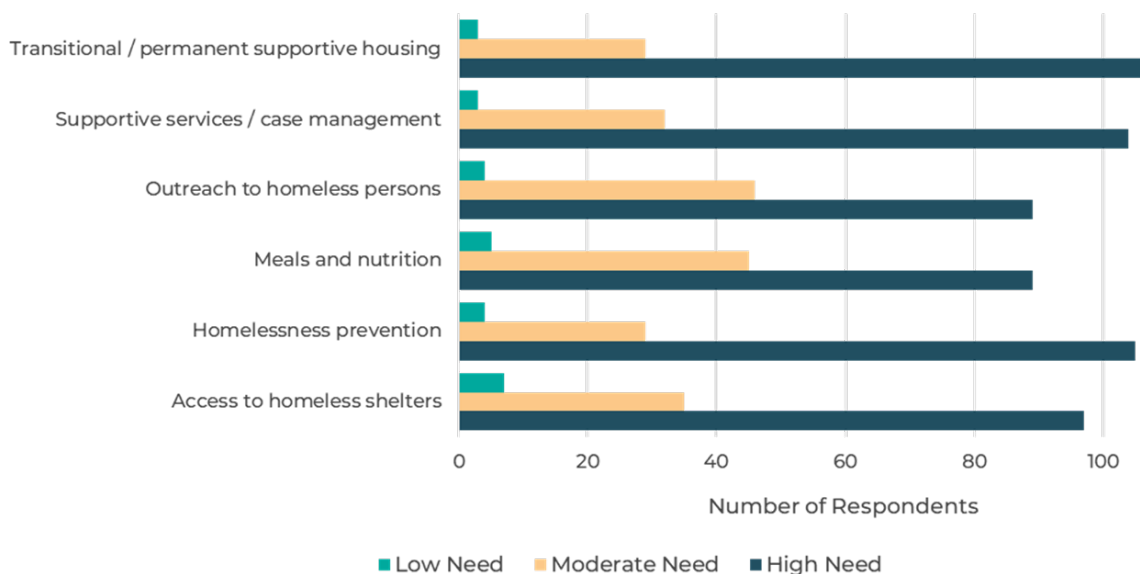
The Kansas City, Kansas Housing Authority (KCKHA) provides publicly supported housing options for low-income residents living in Wyandotte County. The housing authority provides 3,750 total units countywide. Currently, there are 2,108 public housing units and 1,642 tenant-based or project-based housing choice vouchers.

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. The most common requests 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), and restroom handrails.

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

HOMELESS SERVICES

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. 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. 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.

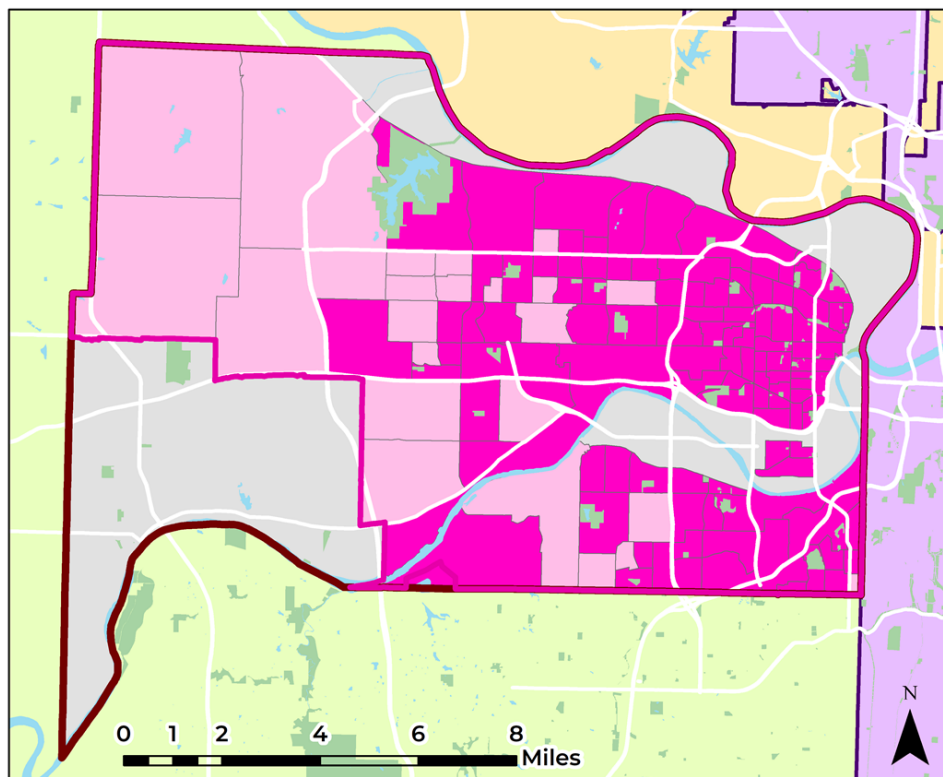


STRATEGIC PLAN

BACKGROUND

This strategic plan guides the allocation of the Unified Government's 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.

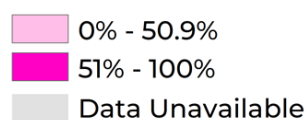
Each year, the Unified Government will select projects and activities that meet the priorities and goals identified in the Consolidated Plan. The Unified Government strives to fund projects that serve areas with the greatest need as determined by factors such as percentage of low- and moderate-income 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.



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



Percent Low- and Moderate-Income Residents by Block Group



STRATEGIC PLAN

PRIORITY NEEDS

During the development of the Consolidated Plan, seven priority needs were identified. Priority needs include housing affordability and condition, homeless needs, infrastructure and public facility improvements, public services, economic development, fair housing, and program administration.

HOUSING CONDITION & AFFORDABILITY	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.
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.
INFRASTRUCTURE & PUBLIC FACILITY IMPROVEMENT	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.
PUBLIC SERVICES	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.
ECONOMIC DEVELOPMENT	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.
FAIR HOUSING	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.
PROGRAM ADMINISTRATION	Program administration costs associated with the coordination and delivery of services such as those described above to Kansas City, KS residents.

2022 ANNUAL ACTION PLAN

EXPECTED RESOURCES

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.

PROGRAM	YEAR 1 GRANT AMOUNT	EXPECTED AMOUNT AVAILABLE REMAINDER OF CONPLAN
CDBG	\$2,189,834	\$7,883,402
HOME	\$952,956	\$3,430,641
ESG	\$195,473	\$703,702

PROJECTS

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.

GOAL	FUNDING	GOAL OUTCOME INDICATOR
2022 Home Repair Program	CDBG \$500,000	Homeowner Housing Rehabilitated (50 Households)
2022 Livable Neighborhoods	CDBG \$20,000	Public service activities other than Low/Moderate Income Housing Benefit (500 Individuals)
2022 Willa Gill Multi-Service Center	CDBG \$148,000	Public service activities other than Low/Moderate Income Housing Benefit (1000 individuals)
2022 Area Master Plan Activities	CDBG \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (500 individuals)
2022 Rehabilitation Activity Delivery	CDBG \$583,868	Outcomes are associated to rehab activities.
2022 Community Development Administration	CDBG \$437,966	Other
2022 HOME CHDO Set-Aside Rehab/New Construction	HOME \$333,831	Homeowner Housing Added (3)
2022 HOME Rehab/New Construction	HOME \$523,830	Homeowner Housing Added (6)
2022 HOME Administration	HOME \$95,295	Other
2022 Emergency Solutions Grants Activities	ESG \$195,473	Homelessness Prevention (100) Homeless Person overnight shelter (75) Tenant-based rental assistance/ Rapid Rehousing (75)