



Unified Government of Wyandotte County and Kansas City, Kansas

Neighborhood & Community Development Standing Committee

Fifth Floor Conference Room

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Andrew Davis

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 - Jermaine Howard
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

AGENDA

Monday, August 3, 2026

Immediately upon adjournment of the earlier committee, or 5:00 PM

- 1. Call to Order/Roll Call**
- 2. Revisions to Agenda**
- 3. Approval of standing committee minutes from May 4 and June 1, 2026**
- 4. Committee Agenda**
 - 4.1 RESOLUTIONS: APPROVAL OF FISCAL YEAR 2026 ANNUAL ACTION, AMENDMENTS TO 2025 ANNUAL PLAN AND DESIGNATION OF MT. CARMEL REDEVELOPMENT CORPORATION**

Synopsis: Adoption of three resolutions:

 1. A resolution authorizing the submission of an annual action plan to the U.S. Department of Housing and Urban Development and authorizing the implementation of such plan.
 2. A resolution authorizing substantial amendments to the 2025 annual plan and 2022 - 2026 consolidated plans submitted to the U.S. Department of Housing and Urban Development.
 3. A resolution designating Mt. Carmel Redevelopment Corporation as a community housing development organization.

It is requested that this item be fast tracked to the August 6, 2026, Board of Commissioners meeting.

Tracking #: 21717

4.2

PRESENTATION: UPDATE ON SB 418 LEGISLATION AFFECTING ZONING

Synopsis: A brief overview of Senate Bill 418, the By-Right Housing Bill passed by the Kansas Legislature in Spring 2026 that took effect July 1, 2026.

For Information Only.

Tracking #: 21738

4.3 **PRESENTATION: NEW BUILDING, FIRE, AND PROPERTY MAINTENANCE CODE UPDATES.**

Synopsis: A presentation to discuss and recommend updating several codes associated with Building, Electrical, Plumbing, Mechanical, Existing Buildings, Fire and Property Maintenance Codes.

For Information Only.

Tracking #: 21353

4.4 **LAND BANK OPTIONS — NO OPPOSITION**

Synopsis: This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Item #	Name	Type	Address	Parcel
A 1	José Alonso	Single Family Home	3236 N 42 nd TER	914027
A 2	Shelby Ortega	Single Family Home	3052 N 31ST ST	099280
A 3	Faith and Grace Home Improvement LLC	Single Family Home	800 N STEWART AVE	111583
			804 STEWART AVE	111584
			808 STEWART AVE	111585
			752 STEWART AVE	111544
			750 STEWART AVE	111545
			748 STEWART AVE	111546
A 4	Faith and Grace Home Improvement LLC	Single Family Home	1977 PARALLEL AVE	068992
			2009 N 22ND ST	068773

			2003 N 22ND ST	068774
			2001 N 22ND ST	068775
A 5	VRP Services LLC	Single Family Home	1047 RIVERVIEW AVE	093842
			1051 RIVERVIEW AVE	093843
			1053 RIVERVIEW AVE	093844
A 6	RA Engineering Corp	Single Family Home	4029 SILVER AVE	012413
A 7	Kosheral LLC	Single Family Home	2811 S 28TH ST	149834
A 8	Thompson Street Partners LLC	Single Family Home	2038 SPRINGFIELD AVE	109705
			2036 SPRINGFIELD AVE	109706
A 9	T&M General Construction LLC	Single Family Home	646 SEMINARY ST	139712
A 10	T&M General Construction LLC	Single Family Home	4600 LEAVENWORTH RD	172618
			3228 N 46TH ST	172406
A 11	T&M General Construction LLC	Single Family Home	2411 N 51ST ST	177766
A 12	Chevy Johnson	Single Family Home	3560 N 56TH TER	920621
A 13	Amy Rivas	Single Family Home	2921 N 56TH ST	037508
A 14	Chantelle Sims	Single Family Home	2937 DELAVAN AVE	164928
B 1	Thompson Street Partners LLC	Multi-Family	1959 N 12TH ST	097949
			1957 N 12TH ST	097950
C 1	North Star Construction KC LLC	Commercial	3119 STRONG AVE	166441
			1419 S 32ND ST	166404

C 2	Chantelle Sims	Commercial	1916 N 7TH ST	095217
			1914 N 7TH ST	095216
			1910 N 7TH ST	095215
			1908 N 7TH ST	095214

Tracking #: 21744

4.5 LAND BANK PROPERTY TRANSFERS - NO OPPOSITION

Synopsis: This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Item	Name	Type	Address	Parcel
PT 1	Rickie Hudson Jr	Garden	1009 WALKER AVE	081254
			1013 WALKER AVE	081253
			1015 WALKER AVE	081252
PT 2	Emerald Farms	Garden	1129 S 40TH ST	170566
			3912 ARGENTINE BLVD	170565
PT 3	Kimberly Irwin Murray	Yard Extension	110 S CHEROKEE ST	902320
PT 4	Evelyn Guzman	Yard Extension	858 ORVILLE AVE	090471
PT 5	Jaime Prado	Yard Extension	3435 BARNETT AVE	059417
PT 6	Leodan Prida Vazquez	Yard Extension	345 N VALLEY ST	102666
PT 8	Ricardo Balderrama	Yard Extension	230 N EARLY ST	119818
PT 9	Mary Harris	Yard Extension	338 N 32ND ST	057065
PT 10	Harvey Brothers Trucking & Wrecking Co Inc	Yard Extension	1206 NEW JERSEY AVE	209662

Tracking #: 21745

4.6 LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION

Synopsis: his item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

Item	Name	Type	Address	Parcel
WO PT 11	Yuniel Ramos	Hold Request	1709 N 26TH ST	068552

Tracking #: 21746

4.7 LAND BANK EXTENSION REQUEST

Synopsis: This item includes all Land Bank applications that have requested an additional extension on their option agreement. Per Land Bank policy, any additional extension beyond two years must be approved by the Land Bank Board of Trustees.

X 1	Ashley Scott	Extension Request	5551 LEAVENWORTH RD	037513
			5563 LEAVENWORTH RD	037516
			3003 N 56TH ST	037511

Tracking #: 21747

5. Public Agenda

6. Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney

General.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

Join from PC, Mac, iPad, or Android:

<https://wycokck.zoom.us/j/84655264421>

Webinar ID: 846 5526 4421

Phone one-tap:

+12532158782,,84655264421# US (Tacoma)

+13462487799,,84655264421# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 719 359 4580 US, +1 253 205 0468 US, +1 646 931 3860 US, +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 646 558 8656 US (New York), 888 475 4499 US Toll Free, 877 853 5257 US Toll Free

International numbers available: <https://wycokck.zoom.us/u/kGS0bQkok>

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.

View the meeting live on our website at: [UGTV Live Stream](#) or via [YouTube](#).

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Andrew Davis

Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 – Jermaine Howard

Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites

MINUTES

Monday, May 4, 2026

8:21 PM-11:43 PM

Attendance:

Committee Members Present:

- Commissioner Davis (Chair)
- Commissioner Stites
- Commissioner Pacheco
- Commissioner Howard
- Commissioner Bynum

Committee Members Absent:

- None

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Greg Talkin (Director of Neighborhood Resource Center)
- Jim Neath (Chief Building Official)
- Minah Chapell (Executive Director of Livable Neighborhoods)
- Patrick Holton (Division Manager of Property Maintenance Compliance)
- Rachel Miskec (Manager, Neighborhood Resource Center)

- Jud Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)

Call to Order:

Commissioner Davis called the meeting to order at 8:21 PM.

Revisions to Agenda

No revisions to the agenda were reported.

Approval of Previous Minutes: (Discussion Begins 3:21:16)

Commissioner Bynum moved to approve the minutes from the June 30, 2025, and March 2, 2026, meetings. The motion was seconded by Commissioner Howard.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynam, Davis
- Nays: None
- Absent: None

Committee Agenda:

Item No. 4.1 – UPDATE: K-STATE EXTENSION SERVICES OVERVIEW (Discussion Begins 3:21:54)

Denise Dias, Wyandotte County Extension Director, presented an overview of K-State Extension services and programs. The presentation covered:

- Extension history and governance structure
- Horticulture and urban agriculture programs, including Master Gardener programs supporting five community gardens
- 4-H youth development programs with growing participation
- Family and consumer sciences programs, including mental health training, VITA tax assistance, and nutrition education
- Community vitality initiatives, including leadership development and grant writing workshops

Ms. Dias reported that the VITA program returned over \$500,000 to Wyandotte County residents in 2024, with expansion to a second site anticipated to increase returns. She noted funding challenges with flat or decreased funding from federal and county sources.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

This item was for information only, and no action was required.

Item No. 4.2 – UPDATE: NEIGHBORHOOD RESOURCE CENTER (NRC) (Discussion Begins 3:49:45)

Greg Talkin, NRC Director, presented departmental operations covering four divisions:

- Administrative Division: Handles business licenses, occupational tax, permits intake, and special events coordination.
- Building Inspection Division: Manages building permits, plan reviews, rental licensing, and inspections. Recent improvements include streamlined Development Review Committee processes and temporary certificate of occupancy authority for the Chief Building Inspector.
- Property Maintenance Compliance: Handles private property code enforcement, problem property cases, demolition programs, and property securing. The division has implemented administrative citations versus court summons for improved enforcement efficiency.
- Livable Neighborhoods: Engages with 41 registered neighborhood groups and coordinates with seven contracted Neighborhood and Business Revitalization organizations.

Key statistics presented:

- Rental licenses continue increasing annually
- Building permits show growth, particularly single-family permits in early 2026
- Inoperable vehicle complaints significantly increased in 2025

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

For the record, Commissioner Bynum stated, “To follow up on that, I’m not suggesting in any way that the commissioners would or should be involved in the RFQ process. What I’m requesting is would it be possible for us to receive the RFQ when it’s published next week? I

would like to know can we have it to look at it and see what's being requested in the RFQ process? So, I'm requesting that now on the record, if somebody would ensure at minimum the members of this committee receive that document when it's published." Wendy Green, Deputy Chief Counsel, confirmed this was permissible.

This item was for information only, and no action was required.

Item No. 4.3 – LAND BANK OPTIONS – NO-OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 4:28:45)

Michael Sutton, Redevelopment Coordinator, presented Land Bank Options without opposition:

Item #	Name	Type	Address	Parcel
A 1	Juan Cisneros	Single Family Home	2110 N 51ST ST	917814
A 2	Mill Creek Builders Inc	Single Family Home	2024 N 76TH TER	011613
A 3	Mill Creek Builders Inc	Single Family Home	5667 PARKVIEW AVE	027251
A 5	Mill Creek Builders Inc	Single Family Home	900 N 47TH TER	916408
			4220 ORVILLE AVE	059619
			4218 ORVILLE AVE	059616
A 6	Mill Creek Builders Inc	Single Family Home	1411 N 32ND ST	063575
			1531 N 34TH ST	064065
			1603 N 23RD ST	066106
A 7	RA Engineering Corp	Single Family Home	6214 TROUP AVE	004042
A 9	HBA Development	Single Family Home	3052 N 21ST ST	162474
			3048 N 21ST ST	162476
			3055 N 21ST ST	162455
			3053 N 21ST ST	162454
			3051 N 21ST ST	162453
A 10	Blair Whaley	Single Family Home	2921 S 53RD ST	028397
A 12	DLR Construction LLC	Single Family Home	112 S 17TH ST	066310
A 13	Juan Cisneros	Single Family Home	1244 OSAGE AVE	072354
			1242 OSAGE AVE	072353
			1238 OSAGE AVE	072352

Item #	Name	Type	Address	Parcel
A 15	T&M Construction LLC	Single Family Home	2602 N 64TH TER	002520
			2506 N 62ND ST	001113
A 16	T&M Construction LLC	Single Family Home	6742 YECKER AVE	019340
B 1	Joshua Harden	Multi-Family	2101 N 77TH ST	928610
B 2	Northstar Construction KC	Multi-Family	831 S MILL ST	073741
			829 S MILL ST	073742
B 5	Pure Development	Multi-Family	125 QUINDARO BLVD	094558
			123 QUINDARO BLVD	094557
			121 QUINDARO BLVD	094556
			119 QUINDARO BLVD	094555
			117 QUINDARO BLVD	094554
			115 QUINDARO BLVD	094553
			113 H QUINDARO BLVD	094552
			113 QUINDARO BLVD	094551
			111 QUINDARO BLVD	094545
			109 QUINDARO BLVD	094544
			107 QUINDARO BLVD	094543
			2096 N WATER ST	094547
			136 STEWART AVE	094561
			140 STEWART AVE	094560
			142 STEWART AVE	094559
			202 STEWART AVE	094565
			204 STEWART AVE	094566
			206 STEWART AVE	094567
			208 STEWART AVE	094568
			212 STEWART AVE	094569
			214 STEWART AVE	094570
			217 QUINDARO	094576

Item #	Name	Type	Address	Parcel
			BLVD	
			215 QUINDARO BLVD	094577
			213 QUINDARO BLVD	094578

Item Nos. A1 – A3, A5 – A7, A9 – A10, A12 – A13, and A15 - A16:

Mr. Sutton presented Item Nos. A1 – A3, A5 – A7, A9 – A10, A12 – A13, and A15 - A16.

The Chairman opened the public hearing. Comments were received from the following:

- **Mariah Caldwell (Kansas City, Kansas) (Comment Begins 4:36:15)**
- **Candy Leonard Caldwell (Wyandotte County) (Comment Begins 4:39:52)**

The Chairman closed the public hearing.

Commissioner Howard moved to approve the consent Items Nos. A1 – A3, A5 – A7, A10, A12 – A13, and A15 - A16. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

Commissioner Bynum moved to hold Item No. A9 over to the next meeting to allow time for a neighborhood meeting. The motion was seconded by Commissioner Howard.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

Item Nos B1 - B2 and B5:

Mr. Sutton presented Item Nos. B1 - B2, and B5.

The Chairman opened the public hearing. Comments were received from the following:

- **Darnell Busch (Kansas City, Kansas) (Comment Begins 4:58:56)**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 5:02:15)**
- **Rochelle Donald (Kansas City, Kansas) (Comment Begins 5:05:32)**

The Chairman closed the public hearing.

Commissioner Stites moved to approve the Item Nos. B1 - B2 and B5. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynam, Davis
- Nays: None
- Absent: None

Item No. 4.4 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 5:31:43)

Mr. Sutton presented Land Bank Options with opposition.

Item	Name	Type	Address	Parcel
WO A 8	FMJ Properties LLC	Single Family Home	2646 N 21ST PL	160161
Opposition –OCP - OCP will not support your request for the parcel located at 2646 N. 21st Place until this matter is further investigated by the UG Land Bank for clarification regarding the acquisition.				
WO B 3	Urban Haven LLC	Multi-Family	1126 EVERETT AVE	080132
			1124 EVERETT AVE	080133
			1406 N 11TH ST	080137
Opposition – Strugglers Hill - After careful consideration and discussion, Struggler's Hill-Roots residents are not in a position to support multiple-lot development proposals at this time. While remaining open to thoughtful, community-aligned growth in the future, residents have expressed significant concerns about the potential impact large-scale development could have under the current conditions. Specifically, neighbors are worried about rising property taxes, increasing prices, ongoing tariffs, the economic uncertainty created by the current war, and the potential for a recession. Taken together, these factors create a level of instability that makes it difficult for residents to feel confident about approving multiple developments simultaneously. At this time, residents believe that smaller, incremental approaches are more				

Item	Name	Type	Address	Parcel
appropriate for safeguarding affordability and stability within the neighborhood.				
WO B 4	Beauty For Ashes Developers	Multi-Family	1027 OAKLAND AVE	080205
			1029 OAKLAND AVE	080206
			1031 OAKLAND AVE	080207
			1410 N 10TH ST	080235
			1006 EVERETT AVE	080234
			1008 EVERETT AVE	080233
			1010 EVERETT AVE	080232
			1012 EVERETT AVE	080231
Opposition – Strugglers Hill - After careful consideration and discussion, Struggler's Hill-Roots residents are not in a position to support multiple-lot development proposals at this time. While remaining open to thoughtful, community-aligned growth in the future, residents have expressed significant concerns about the potential impact large-scale development could have under the current conditions. Specifically, neighbors are worried about rising property taxes, increasing prices, ongoing tariffs, the economic uncertainty created by the current war, and the potential for a recession. Taken together, these factors create a level of instability that makes it difficult for residents to feel confident about approving multiple developments simultaneously. At this time, residents believe that smaller, incremental approaches are more appropriate for safeguarding affordability and stability within the neighborhood.				

Item No. WO A8

Mr. Sutton presented Item No WO A8 with opposition. Applicant was present and made remarks.

The Chairman opened the public hearing. Comments were received from the following:

- **Camille Caldwell (Kansas City, Kansas) (Comment Begins 5:35:05)**
- **Jamar Caldwell (Kansas City, Kansas) (Comment Begins 5:37:34)**
- **Candy Leonard Caldwell (Wyandotte County) (Comment Begins 5:39:30)**
- **Fran Sutton (Kansas City, Kansas) (Comment Begins 5:41:40)**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 5:47:23)**

The Chairman closed the public hearing.

There was no vote. The item was withdrawn by the applicant.

Item No. WO B3

Mr. Sutton presented Item No. WO B3 with opposition.

The Chairman opened the public hearing. Comments were received from the following:

- **Rochelle Donald (Kansas City, Kansas) (Comment Begins 6:13:23)**

The Chairman closed the public hearing.

Commissioner Davis moved to approve the Item No. WO B3. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 4/1

- Ayes: Stites, Pacheco, Howard, Davis
- Nays: Bynum
- Absent: None

Item No. WO B4

Mr. Sutton presented Item No. WO B4 with opposition.

The Chairman opened the public hearing. Comments were received from the following:

- **Rochelle Donald (Kansas City, Kansas) (Comment Begins 6:24:06)**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 6:27:05)**

The Chairman closed the public hearing.

Commissioner Pacheco moved to approve Item No. WO B4. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/1

- Ayes: Stites, Pacheco, Howard, Davis
- Nays: Bynum
- Absent: None

Item No. 4.5 - LAND BANK PROPERTY TRANSFERS – NO OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 5:17:23)

Mr. Sutton presented the Property Transfers without opposition:

Item	Name	Type	Address	Parcel
PT 1	Dayton Loomis	Garden	1210 PACIFIC AVE	067097
PT 2	Mable Lowery	Garden	2501 N 34TH ST	910628
PT 3	Shirley Wainwright	Garden	361 CLEVELAND AVE	094310
PT 4	Kaw Roofing & Sheet Metal, Inc	Yard Extension	2113 N 13TH ST	157222
PT 5	Lorenzo Garcia	Yard Extension	3201 CLEVELAND AVE	101982
PT 6	Dawn Perez	Yard Extension	3117 DELAVAN AVE	165032
PT 7	Luis M. Rodriguez	Yard Extension	2231 GARFIELD AVE	068938
PT 9	Ibett Perez	Yard Extension	2407 LAFAYETTE AVE	160027
PT 10	Melissa Lubbers-Billiot	Yard Extension	5118 DOUGLAS AVE	050257
PT 11	William Wyrick	Yard Extension	985 ARGENTINE BLVD	072981
PT 12	Alma Vazquez Flores	Yard Extension	412 N 10TH ST	090206
PT 13	Fred Taylor Jr.	Yard Extension	704 GARFIELD AVE	095136
PT 14	Celina Merino	Yard Extension	1711 METROPOLITAN AVE	160411
PT 15	Paul Sparks	Yard Extension	714 ORVILLE AVE	118828
PT 16	Transfer to UG	Property Transfer	2416 S 51ST ST	915601

Item Nos. PT1 – PT7 and PT9 - PT16:

Mr. Sutton presented Item Nos. PT1 – PT7 and PT9 - PT16.

The Chairman opened the public hearing. Comments were received from the following:

- **Eva Garcia Meza (Kansas City, Kansas) (Comment Begins 5:21:06)**
- **Darnell Busch (Kansas City, Kansas) (Comment Begins 5:24:01)**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 5:26:17)**

The Chairman closed the public hearing.

Commissioner Howard moved to approve the Item Nos. PT1 – PT7 and PT8 - PT16. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

Adjournment: (Discussion Begins 6:40:18)

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 11:43 PM.

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Andrew Davis

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 – Jermaine Howard
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

MINUTES

Monday, June 1, 2026

9:03 PM-9:50 PM

Attendance:

Committee Members Present:

- Commissioner Davis (Chair)
- Commissioner Stites
- Commissioner Pacheco
- Commissioner Howard
- Commissioner Bynum

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Rodney Lucas (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Michael Sutton (Redevelopment Coordinator)

Call to Order:

Commissioner Davis called the meeting to order at 9:03 P.M.

Revisions to Agenda (Discussion Begins 3:44:06)

The Clerk reported that there were no revisions to the agenda.

Commissioner Davis announced that Item 4.1 (Land Bank Annual Update) would be moved to the end of the meeting to prioritize applicants who had waited for their Land Bank applications.

3. Approval of Previous Minutes: (Discussion Begins 3:44:14)

Commissioner Pacheco moved to approve the minutes from September 8, 2025, and March 30, 2026. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

4. Committee Agenda:

Item 4.1 PRESENTATION: LAND BANK ANNUAL UPDATE (Discussion Begins 4:27:00)

Commissioner Davis announced that the Land Bank Annual Update (Item 4.1) would be moved to the first item on June 29, 2026, meeting agenda.

Item No. 4.2 - LAND BANK OPTIONS — NO OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 3:44:59)

Michael Sutton, Redevelopment Coordinator, presented Land Bank Options without opposition:

Item #	Name	Type	Address	Parcel
A 1	Maria Mendez	Single Family Home	2829 N EARLY ST	131508
A 2	Thompson Street Partners LLC	Single Family Home	1950 N 5TH ST	109831
			1948 N 4TH ST	109830
			1946 N 4TH ST	109829
			1942 N 4TH ST	109827
			1938 N 4TH ST	109826

			1936 N 4TH ST	109825
			1941 N THOMPSON ST	109860
			1942 N THOMPSON ST	109869
A 4	M&R New Properties	Single Family Home	1904 N 13TH ST	098953
			1906 N 13TH ST	098954
			1908 N 13TH ST	098955
			1910 N 13TH ST	098956
			1912 N 13TH ST	098957
			1916 N 13TH ST	098958
A 5	Valdemar Baltazar and Yadira Moreno	Single Family Home	2452 S 12TH TER	129370
A 6	Sherri Drake	Single Family Home	436 WALKER AVE	082217
A 7	Christopher L Gray	Single Family Home	7651 WEBSTER AVE	012413
A 8	Arnol Montufar	Single Family Home	435 S 72ND TER	926914
A 9	Kayli Hoffer	Single Family Home	3012 WASHINGTON AVE	063618
C 1	Chantelle Sims	Commercial	3304 PARALLEL PKWY	910620

Tracking #: 21505

The Chairman opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Stites made a motion to approve all items as presented A 1 – A 9, and C 1.
Commissioner Howard seconded the motion.

Vote: Motion carries 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

Item No. 4.3 - LAND BANK PROPERTY TRANSFERS - NO OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 3:48:51))

Michael Sutton, Redevelopment Coordinator, introduced Property Transfer without opposition:
Mr. Sutton noted that PT 9 had been removed from the agenda.

Item	Name	Type	Address	Parcel
PT 1	J. Libardo Ruiz Ayala	Garden	1114 SHAWNEE AVE	072028
PT 2	Olivia D. Moore	Garden	3421 BELL CROSSING DR	913317
PT 3	Shelia Gutto	Garden	3068 N 21ST ST	162472
PT 4	Milton T Cox IV	Garden	2812 N 21ST ST	162936
PT 5	Kacie Flores	Garden	424 SHAWNEE RD	154708
PT 7	Isaias Enrique Lopez	Yard Extension	1714 HASKELL AVE	194809
PT 9	Pamela Martin	Yard Extension	2606 S 8TH ST	137043
PT 11	Luis Vizcarra	Yard Extension	224 N MILL ST	093012
PT 12	Salvador Acosta	Yard Extension	2403 N 12TH ST	157108
PT 15	Julia Chinchilla	Yard Extension	2731 ROSWELL AVE	099217
PT 17	Ollie Hickmon	Yard Extension	1929 TROUP AVE	068798
PT 18	Joshua J Wood	Yard Extension	1512 LOWELL AVE	066343

PT 19	Lakeisha Brown	Yard Extension	2248 ROSWELL AVE	163323
PT 22	Maria Cortez	Yard Extension	3301 N 44TH TER	172208
PT 21	Ana Rivera	Yard Extension	5905 METROPOLITAN AVE	922322
PT 23	Crosslines Community Outreach	Yard Extension	627 S PYLE ST	073588

Tracking #: 21506

The Chairman opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Bynum made a motion to approve all items, as presented PT 1, PT 2, PT 3, PT 4, PT 5, PT 7, PT 9, PT 11, PT 12, PT 15, PT 17, PT 18, PT 19, PT 21, PT 22, PT 23. Commissioner Howard seconded the motion.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: None
- Absent: None

**Item No. 4.4 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 3:52:32)**

Mr. Sutton introduced the Property Transfer with opposition:

Mr. Sutton stated that the applicant withdrew the WO X1 application.

For the record, Commissioner Davis clarified the applicant and property addresses, WO X1 – 3113 Strong Avenue and 1419 S 32nd Street, stating to ensure the information was read into the record.

Item	Name	Type	Address	Parcel
WO A 3	Thompson Street Partners LLC	Single Family Home	336 QUINDARO BLVD	094702

			333 QUINDARO BLVD	094701
WO A11	Candace McRae	Single Family Home	727 OAKLAND AVE	081844
WO A12	Mill Creek Builders Inc	Single Family Home	2453 N 57TH ST	036300
WO X 1	Eddie Villanueva	Extension Request	3113 STRONG AVE	166441
			1419 S 32ND ST	166404
WO X 2	Ephraim Woods Jr	Extension Request	2210 N 10TH ST	156721

Tracking #: 21507

Item No. WO A3

Staff presented opening comments. The applicant was not present.

The Chairman opened the public hearing. Comments were received:

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 3:55:13)**

The Chairman closed the public hearing.

Commissioner Pacheco moved to hold Item No. WO A3 over to the next meeting to allow time to gather additional historical information regarding 336 Quindaro Boulevard and provide the applicant with an opportunity to determine whether to separate the application or proceed with both properties. Commissioner Davis seconded the motion.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: Bynum
- Absent: None

Item No. WO A11

Staff presented opening comments. The applicant was not present.

The Chairman opened the public hearing. No comments were received.

The Chairman closed the public hearing.

Commissioner Bynum moved to hold Item No. WO A11 to the next Neighborhood Community & Development Meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: Bynum
- Absent: None

Item No. WO A12

Staff presented opening comments. The applicant was not present.

The Chairman opened the public hearing. No comments were received.

The Chairman closed the public hearing.

Commissioner Davis moved to approve Item No. WO A12. Commissioner Bynum seconded the motion.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: Bynum
- Absent: None

Item No. WO X2

Staff and the applicant presented opening comments.

The Chairman opened the public hearing. No comments were received.

The Chairman closed the public hearing.

Commissioner Bynum made a motion to extend Item No. WO X2 for one year until June 1, 2027. Commissioner Stites seconded the motion.

Vote: Motion carried 5/0

- Ayes: Stites, Pacheco, Howard, Bynum, Davis
- Nays: Bynum
- Absent: None

Adjournment: (Discussion Begins 4:27:35)

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 10:39 P.M.

SH



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Kay Sharp, Interim Director of Community Development ksharp@wycokck.org X5126	Community Development
AGENDA ITEM #4.1.		
RESOLUTIONS: APPROVAL OF FISCAL YEAR 2026 ANNUAL ACTION, AMENDMENTS TO 2025 ANNUAL PLAN AND DESIGNATION OF MT. CARMEL REDEVELOPMENT CORPORATION		
BACKGROUND		
Adoption of three resolutions: 1. A resolution authorizing the submission of an annual action plan to the U.S. Department of Housing and Urban Development and authorizing the implementation of such plan. 2. A resolution authorizing substantial amendments to the 2025 annual plan and 2022 - 2026 consolidated plans submitted to the U.S. Department of Housing and Urban Development. 3. A resolution designating Mt. Carmel Redevelopment Corporation as a community housing development organization.		
RECOMMENDATION		
Fast Track Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
2026 AAP Resolution 7.8.26, Substantial Amendment 2022-2026 CP 7.8.26, MT CARMEL.RESO, FY2026 Annual Action Plan Draft		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE SUBMISSION OF AN ANNUAL ACTION
PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AND AUTHORIZING THE IMPLEMENTATION OF SUCH PLAN**

WHEREAS, the City of Kansas City, Kansas is a “metropolitan city” as described in the Housing and Community Development Act of 1974, and as such is entitled to direct block grant allocations from the Community Development Block Grant Program (“CDBG”), the HOME Investment Partnership Program (“HOME”), and the Emergency Solutions Grant Program (“ESG”) from the U.S. Department of Housing and Urban Development (“HUD”);

WHEREAS, the Housing and Community Development Act of 1974 requires the Unified Government to develop and submit an annual action plan to HUD as a condition for receipt of direct block grant allocations through CDBG, HOME, and ESG, and in which plan the Unified Government is required to set forth its priorities and goals for each of the three said block grant programs;

WHEREAS, an authorized representative of the Unified Government is required to execute certain certifications for entitlement grantees as part of the submission process to HUD in accordance with 24 CFR Part 91.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. The Unified Government Department of Community Development is hereby authorized to complete and submit the *2026 Annual Action Plan* to HUD.

Section 2. The Mayor/Chief Executive Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized and directed to execute in the name of the Unified Government the *2026 Annual Action Plan* and any related certifications and agreements on behalf of the City of Kansas City, Kansas.

Section 3. All other employees and agents of the Unified Government are hereby authorized to implement the *2026 Annual Action Plan* upon approval.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF _____ 2026.**

Mayor/CEO
Christal Watson

Attest:

Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Chief Counsel

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING SUBSTANTIAL AMENDMENTS TO THE 2025
ANNUAL PLAN AND 2022-2026 CONSOLIDATED PLANS SUBMITTED TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the City of Kansas City, Kansas is a “metropolitan city” as described in the Housing and Community Development Act of 1974, and as such is entitled to direct block grant allocations from the Community Development Block Grant Program (“CDBG”), the HOME Investment Partnership Program (“HOME”), and the Emergency Solutions Grant Program (“ESG”) from the U.S. Department of Housing and Urban Development (“HUD”);

WHEREAS, the Housing and Community Development Act of 1974 requires the Unified Government to develop and submit a five-year consolidated plan and subsequent annual action plans, and substantial amendments thereto to HUD as a condition for receipt of direct block grant allocations through CDBG, HOME, and ESG, and in which the Unified Government is required to set forth its priorities and goals for each of the three said block grant programs;

WHEREAS, the Unified Government, through the Community Development Department, wishes to use up to \$120,000 of CDBG funding for an Interim Assistance Project that would create and execute a comprehensive city-wide anti-littering and anti-dumping campaign;

WHEREAS, the Unified Government’s Citizen Participation Plan indicates that a change in the use of CDBG funds from one eligible activity to another will constitute a substantial amendment to the Annual Action Plan and/or Five-Year Consolidated Plan that must be published for a period of public review and comment of no less than 30 days before being approved by the Board of Commissioners;

WHEREAS, notice of the proposed change in the use of CDBG funds has been published for a period of public review and comment for over 30 days; and

WHEREAS, an authorized representative of the Unified Government is required to execute certain certifications for entitlement grantees as part of the submission process to HUD in accordance with 24 CFR Part 91.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. The Unified Government Department of Community Development is hereby authorized to complete and submit the *Amendment to the 2025 Annual Action Plan* and the *Amendment to the 2022-2026 5-Year Consolidated Plan* to HUD.

Section 2. The Mayor/Chief Executive Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized and directed to execute in the name of the Unified Government its certifications for entitlement grants by the City of Kansas City, Kansas to HUD.

Section 3. All other employees and agents of the Unified Government are hereby authorized to implement the *Amendment to the 2025 Annual Action Plan* and the *Amendment to the 2022-2026 5-Year Consolidated Plan* upon approval.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF _____ 2026.**

Mayor/CEO
Christal Watson

Attest:

Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Chief Counsel

RESOLUTION NO. _____

**A RESOLUTION DESIGNATING MT CARMEL REDEVELOPMENT CORPORATION
AS A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION**

WHEREAS, the City of Kansas City, Kansas is a “metropolitan city” as described in the Housing and Community Development Act of 1974, and as such receives direct block grant allocations from the Community Development Block Grant Program (“CDBG”), the HOME Investment Partnership Program (“HOME”), and the Emergency Solutions Grant Program (“ESG”) from the U.S. Department of Housing and Urban Development (“HUD”);

WHEREAS, pursuant to 24 CFR § 570.204(c)(2)(iii), the Unified Government may provide CDBG funds as grants or loans to a qualified Community Based Development Organization (“CBDO”) to carry out neighborhood revitalization, community economic development, or energy conservation projects;

WHEREAS, the Unified Government, through the Community Development Department, wishes to grant or loan CDBG funds to Mt. Carmel Redevelopment Corporation as a CBDO for job training purposes;

WHEREAS, an organization may qualify as a CBDO if it is a Community Housing Development Organization (“CHDO”) under 24 CFR § 92.2, is designated as a CHDO by a HOME participating jurisdiction, has a geographic area of operation of no more than one neighborhood, and has received or expects to receive HOME funds;

WHEREAS, the Mt. Carmel Redevelopment Corporation qualifies as a CHDO under 24 CFR §92.2, has a geographic area of operation of no more than one neighborhood, and has received HOME funds; and

WHEREAS, the City of Kansas City, Kansas is a HOME Investment Partnerships program participating jurisdiction;

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. The Unified Government hereby designates the Mt. Carmel
Redevelopment Corporation as a Community Housing Development Organization.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF _____ 2026.**

Mayor/CEO
Christal Watson

Attest:

Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Chief Counsel



UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KANSAS CITY, KANSAS

FY2025 ANNUAL ACTION PLAN

Prepared by:

**Kay L. Sharp
Director**

Department of Community Development
Suite 823

701 N. 7th Street
Kansas City, Kansas 66101
(913) 573-5100

ksharp@wycokck.org

Executive Summary

AP-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 2026 Annual Action Plan is the final year in the 2022-2026 Consolidated Plan. 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. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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.

Kansas City agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

Kansas City will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2024 Consolidated Annual Performance and Evaluation Report (CAPER) describes the accomplishments in the most recently completed grant program year. The 2024 CAPER covers the program year from October 2023 to September 2024.

Some highlights from the 2024 CAPER include:

66 households received critical housing rehabilitation such as plumbing/sewer, electrical, roofing, heating systems or updates to make the home accessible to those with limited mobility.

7 affordable homeowner housing units were added.

758 persons at-risk of homelessness or experiencing homelessness received services under the Emergency Solutions Grants.

6,783 persons benefitted from public facilities and infrastructure improvements.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

An important component of the research process for the Annual Action Plan involved gathering input regarding fair and affordable housing conditions and other community development needs in Kansas City, KS. The Unified Government used a variety of public engagement approaches with residents and other stakeholders in accordance with its Citizen Participation Plan.

Public Hearings

There were two public hearings held prior to the adoption of the Annual Action Plan. Two hearings were held on May 17 and June 5, 2026, prior to the development of the Annual Action Plan to accept general comments about priorities and needs within the community. There were no attendees at the May hearing, however there were 12 attendees at the June public hearing. A Power Point presentation was presented to provide to explain the purpose of both a five-year consolidated plan and subsequent annual plans. The presentation also include a review of priorities, goals, and progress to date. All attendees were given information on submitting written comments. A total of three comments were received by email.

in addition, a voluntary survey was conducted with 8th-12th grade students in the Kansas City, Kansas School District to gain input on youth needs in the community. (See attached PowerPoint summary).

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con 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 Annual Action 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 Annual Action Plan is an extension of the Consolidated Plan as it outlines the specific activities that the UG plans to undertake with the annual grants.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative (optional)

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 2026 Annual Action Plan discusses specific projects to be funded during the 2026 program year, which begins October 1, 2026 and ends September 30, 2027. The 2022- 2026 Consolidated Plan can be viewed at <https://www.wycokck.org/Departments/Community-Development/Plans-Reports>.

Consolidated Plan Public Contact Information

Community Development Department

701 N. 7th Street,

Kansas City, KS 66101

(913) 573-5100

ksharp@wycokck.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. 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 community engagement for the Consolidated Plan shapes the goals and projects in each of the Unified Government's Annual Action Plans.

The Unified Government held public hearings on May 17, 2026 and June 5, 2026 public hearings to receive input from residents and stakeholders before drafting the 2026 Annual Action Plan. The comment notice was published on July 17, 2026 to seek comment before submission of the annual plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

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 individuals experiencing homelessness, homeless services providers, and health and mental health organizations. Representatives from many of these organizations engaged in the development of the 2022-2026 Consolidated Plan, as well as the HOME-ARP Allocation Plan which was submitted to HUD in February 2023.

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 individuals and households experiencing homelessness 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.

As a result of the American Rescue Plan Act the Unified Government was awarded a one- time grant of HOME-ARP funds which will be utilized to expand shelter, housing and services for unhoused individuals and other HOME-ARP qualifying populations. The Unified Government will be working with local area non-profits to implement these activities including the local CoC.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 develop 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 is the HMIS lead agency for the Continuum of Care. The Unified Government does not directly participate in the administration of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Greater Kansas City Coalition to End Homelessness
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
2	Agency/Group/Organization	Avenue of Life
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
3	Agency/Group/Organization	Catholic Charities of Northeast Kansas
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
4	Agency/Group/Organization	CENTRAL AVENUE BETTERMENT ASSOCIATION, INC.
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
5	Agency/Group/Organization	COMMUNITY HOUSING OF WYANDOTTE COUNTY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey

6	Agency/Group/Organization	Cross-Lines Community Outreach
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
7	Agency/Group/Organization	FRIENDS OF YATES, INC.
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
8	Agency/Group/Organization	Habitat for Humanity of Kansas City
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
9	Agency/Group/Organization	HILLCREST TRANSITIONAL HOUSING
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
11	Agency/Group/Organization	Historic Westheight Neighborhood Association
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
12	Agency/Group/Organization	Kansas City KS Housing Authority
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
13	Agency/Group/Organization	Kansas City, KS Public Schools McKinney Vento
	Agency/Group/Organization Type	Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
14	Agency/Group/Organization	METROPOLITAN LUTHERAN MINISTRIES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
15	Agency/Group/Organization	MOUNT CARMEL REDEVELOPMENT CORP.
	Agency/Group/Organization Type	Housing Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
16	Agency/Group/Organization	Our Spot KC
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
17	Agency/Group/Organization	PCs for People
	Agency/Group/Organization Type	Broadband
	What section of the Plan was addressed by Consultation?	Non-housing community development strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
18	Agency/Group/Organization	ROSEDALE DEVELOPMENT ASSOCIATION
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
19	Agency/Group/Organization	The Hub Argentine
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
20	Agency/Group/Organization	Unified Government Board of Commissioners, Districts 6 and 8
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey

21	Agency/Group/Organization	Unified Government Emergency Management Department
	Agency/Group/Organization Type	Hazard mitigation
	What section of the Plan was addressed by Consultation?	Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
22	Agency/Group/Organization	Unified Government Planning + Urban Design Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
23	Agency/Group/Organization	Unified Government Planning Engineering
	Agency/Group/Organization Type	Hazard mitigation
	What section of the Plan was addressed by Consultation?	Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey

24	Agency/Group/Organization	Unified Government Transportation Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
25	Agency/Group/Organization	United Way of Greater Kansas City
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
26	Agency/Group/Organization	Wyandotte Economic Development Council
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and survey
--	--	-------------------

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. No agency types were excluded from outreach efforts. See the attached Citizen Participation Record.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Greater Kansas City Coalition to End Homelessness	The 2024 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.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1.

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

Summarize citizen participation process and how it impacted goal-setting

There were two public hearings held prior to the drafting of the Annual Action Plan. They were held on May17, 2026 and June 5, 2026. All public hearings were publicized in accordance with the Citizen Participation Plan. No public comments were received.

The Draft 2026 Annual Action Plan was published on June17, 2026, and the public was encouraged to provide comments on the draft plan through July 24, 2026. The Draft Plan was publicized in accordance with the Citizen Participation Plan. Copies of the Draft Plan were viewable online, or a hard copy was available in the Department of Community Development offices. Comments were accepted by virtual feedback form, phone or email. Three public comment forms were received. Those comments are attached to this plan.

Public notices regarding citizen participation opportunities were published on the Community Development website and in multiple newspapers, including Dos Mundos, the KC Globe, the KC Hispanic, and the Wyandotte Echo.

There were a total of four comments received during the public comment period. The first two were actually requests for assistance which were responded to outside activities associated with the drafting of this plan. There was one comment received related to economic development assistance in the northeast area of Kansas City, Kansas. That concern is already addressed in this plan under microenterprise assistance activities. There were also concerns related to senior housing needs in the community. The Department of Community Development is currently in conversations with a builder who is anticipating adding 42 duplex patio homes specifically for low income residents who are at least 55-years old. This would be the second phase of a development they completed several years ago that brought 24 duplex patio homes to low income senior residents.

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 2026 program year, which is the final year of the 5-Year Consolidated Plan. This conservative estimate assumed that funding (annual allocations and program income) over those four years will be 90% of the 2024 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

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	2,143,397.00	14,700.00	4,177,638.23	6,335,735.23	0.00	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	660,434.66	190,000.00	3,529,434.72	4,379,869.38	0.00	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	187,400.00	0.00	0.00	187,400.00	0.00	

Table 4 - Expected Resources – Priority Table

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

Kansas City, KS meets HUD's 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 19.16%, which is above the federal threshold for families in poverty (16.44%), and the city's PCI is below the \$26,375 federal threshold at \$22,591.[1] 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 4,000 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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Economic Development	2022	2026	Non-Housing Community Development	City Wide	Economic Development	CDBG: \$2,143,397	Facade treatment/business building rehabilitation: 30 Business Businesses assisted: 50 Businesses Assisted
2	Provide Homelessness Housing and Services	2022	2026	Homeless		Homeless Needs	ESG: \$187,400	Homeless Person Overnight Shelter: 125 Persons Assisted Homelessness Prevention: 100 Persons Assisted
3	Improve Housing Access and Quality	2022	2026	Affordable Housing	City Wide	Housing Affordability and Condition	HOME: \$660,434.66	Homeowner Housing Added: 100 Household Housing Unit
4	Provide Public Services	2022	2026	Non-Homeless Special Needs			CDBG: \$2,143,397	Homelessness Prevention: 150 Persons Assisted Other: 4500 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2022	2026	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development			CDBG: \$2,143,397 HOME: \$660,434.66 ESG: \$187,400	

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Support Economic Development
	Goal Description	Projects will be undertaken that improve economic development through microenterprise assistance, and facade improvement.
2	Goal Name	Provide Homelessness Housing and Services
	Goal Description	
3	Goal Name	Improve Housing Access and Quality
	Goal Description	Housing access and quality will be improved by the addition of new LMI single family, duplex, and triplex units.

4	Goal Name	Provide Public Services
	Goal Description	Public services will be provided through the support Willa Gill meet the needs of those at risk of homelessness and through th support of Livable Neighborhoods which serves as a resource center to neighborhood organizations across the city.
5	Goal Name	Planning and Administration
	Goal Description	Funds will be utilized for planning activities and the administration of all projects.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below represent the activities the Unified Government plans to undertake during the 2026 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity.

Projects

#	Project Name
1	CDBG - Planning and Administration
2	Willa Gill Center
3	Infrastructure and Public Facility Improvements
4	Spot Blight Rehabilitation
5	Interim Assistance
6	Neighborhood Engagement and Capacity Building Initiative
7	Microenterprise and Small Business Assistance
8	HOME - Home Enhancement Rehabilitation Program
9	HOME Developer Subsidy Program
10	HOME - Administration
11	Emergency Solutions
12	Seek Section 108 Loan Authority for the Creation of a Loan Pool

Table 6 - Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG - Planning and Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$443,379.40
	Description	Funding will be used to provide planning and administration activities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planning and administration
2	Project Name	Willa Gill Center
	Target Area	
	Goals Supported	Support Economic Development
	Needs Addressed	
	Funding	CDBG: \$350,000.00
	Description	This project is intended to support the creation of a Community Based Development Organization
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Turtle Hill neighborhood and immediate surrounding area.

3	Planned Activities	Under 24 CFR 570.204, the Unified Government of Wyandotte County/Kansas City, Kansas will establish the Willa Gill Center, a Community-Based Development Organization (CBDO), to address persistent barriers to employment and economic mobility among low- and moderate-income youth and young adults residing in the Turtle Hill neighborhood and surrounding areas of northeast Kansas City, Kansas. The Willa Gill Center will serve as a neighborhood-based workforce development hub designed to prepare participants for emerging employment opportunities associated with several of the region's largest economic development investments, including: The new American Royal campus Buc-ee's travel center The Kansas City Chiefs football and entertainment complex Additional commercial and industrial employers locating throughout western Wyandotte County These developments are expected to generate thousands of permanent and temporary employment opportunities across hospitality, retail, food service, facility operations, customer relations, logistics, maintenance, skilled trades, and administrative occupations. The Willa Gill Center will ensure that residents of historically underserved neighborhoods possess the foundational skills necessary to compete successfully for these employment opportunities. Rather than focusing solely on job placement, the Center will emphasize the development of long-term employability skills that promote sustained employment, career advancement, and increased household income.
	Project Name	Infrastructure and Public Facility Improvements
	Target Area	
	Goals Supported	Provide Public Services Support Economic Development
	Needs Addressed	Infrastructure and Public Facility Improvements
	Funding	CDBG: \$3,000,000.00
	Description	CDBG funding will be utilized to address priority needs related to public facilities and infrastructure such as parks, sidewalks, facilities for recreation or public services, infrastructure, etc.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1500 low-to-moderate income families will benefit from the proposed activities.
	Location Description	
	Planned Activities	The Unified Government of Wyandotte County/Kansas City, Kansas will continue to utilize Community Development Block Grant (CDBG) funds to undertake eligible public facility and infrastructure improvements that address community-identified needs, improve neighborhood quality of life, increase accessibility, and support the health, safety, and welfare of low- and moderate-income residents. Because community priorities may evolve during the program year due to public input, changing infrastructure conditions, emergency situations, or new redevelopment opportunities, the Annual Action Plan intentionally provides flexibility to undertake a variety of eligible public facility and infrastructure projects consistent with the goals of the Consolidated Plan and the requirements of 24 CFR Part 570. Projects selected for funding will be based upon demonstrated community need, availability of funding, readiness to proceed, consistency with adopted community plans, and compliance with applicable federal regulations, including environmental review and other cross-cutting requirements.
4	Project Name	Spot Blight Rehabilitation
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$250,000.00
	Description	Rehabilitation of the deteriorated exterior of an abandoned building located in an area that has not been designated as slum or blighted and where the rehabilitation is limited to removal of the exterior blight.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	The focus will be on the building located at 601 Minnesota Avenue.
	Planned Activities	Funding will support the rehabilitation of the deteriorated exterior of the building located at 601 Minnesota due to the severe deterioration of the building and the resulting negative impact of the Minnesota Avenue corridor.
5	Project Name	Interim Assistance
	Target Area	City Wide
	Goals Supported	Support Economic Development
	Needs Addressed	Housing Affordability and Condition Economic Development
	Funding	CDBG: \$120,000.00
	Description	The Unified Government of Wyandotte County/Kansas City, Kansas will utilize Community Development Block Grant (CDBG) funds under the Interim Assistance category to procure the services of a qualified marketing and communications firm to develop and implement a comprehensive public education and behavior-change campaign designed to reduce littering, discourage illegal dumping, and improve neighborhood appearance within eligible low- and moderate-income neighborhoods.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The contracted marketing and communications firm may perform activities including, but not limited to: Development of a comprehensive marketing and communications strategy. Branding and campaign identity development. Public awareness and educational campaigns. Community outreach and engagement. Graphic design and creative services. Production of educational materials. Digital marketing and social media campaigns. Public service announcements. Television, radio, print, and online advertising. Website and digital content development. Community event promotion. Neighborhood signage and educational displays. School and youth engagement materials. Business outreach campaigns. Educational videos and multimedia content. Public opinion research and campaign evaluation. Translation of educational materials into languages commonly spoken within the community. Development of partnerships with neighborhood organizations, schools, nonprofit organizations, and local businesses to reinforce campaign messaging.
6	Project Name	Neighborhood Engagement and Capacity Building Initiative
	Target Area	City Wide
	Goals Supported	Provide Public Services
	Needs Addressed	Housing Affordability and Condition Public Services Economic Development
	Funding	CDBG: \$760,000.00

	Description	This program will support and strengthen neighborhood organizations serving low- and moderate-income communities whose mission is to increase resident participation in neighborhood activities, foster neighborhood pride, belonging, and community identity, and to improve communication between residents and the Unified Government. The Unified Government of Wyandotte County/Kansas City, Kansas will establish a Neighborhood Engagement and Capacity Building Initiative to strengthen neighborhood organizations serving low- and moderate-income communities and increase resident participation in activities that improve neighborhood quality of life. Strong neighborhood organizations are essential partners in community development. They serve as trusted voices within their communities, encourage civic participation, organize volunteer efforts, communicate important information, identify neighborhood needs, and foster relationships among residents, businesses, nonprofit organizations, and local government. Through this initiative, the Unified Government may provide financial assistance and technical support to eligible neighborhood organizations to expand resident engagement, strengthen organizational capacity, improve communication with residents, and increase participation in neighborhood improvement activities and community events. The initiative is intended to promote connected, informed, and resilient neighborhoods where residents actively participate in improving their communities and have greater access to programs, services, and opportunities offered by the Unified Government and its community partners.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	At minimum, 500 low to moderate income families and members of the community will benefit through this initiative.
	Location Description	

	Planned Activities	Funding may be used for activities that increase neighborhood engagement and organizational capacity, including: - Community newsletters and neighborhood publications. - Printed informational materials and outreach campaigns. - Neighborhood websites and digital communication platforms. - Community event planning and promotion. - Resident engagement meetings. - Volunteer recruitment and coordination. - Leadership development and board training. - Neighborhood welcome events. - Community clean-up and beautification event coordination. - Public education regarding Unified Government services and programs. - Neighborhood resource fairs. - Communication materials translated into languages commonly spoken within the community. - Outreach to underserved populations. - Capacity-building workshops for neighborhood organizations. - Technical assistance to strengthen nonprofit governance and organizational sustainability. Neighborhood Communication The initiative will improve communication between the Unified Government and neighborhood residents by assisting neighborhood organizations in sharing information regarding: - Community meetings. - Public hearings. - Neighborhood improvement projects. - Code enforcement initiatives. - Public safety information. - Housing and home repair programs. - Workforce development opportunities. - Youth and senior programs. - Public health initiatives. - Parks and recreation activities. - Volunteer opportunities. - Neighborhood events and celebrations. - Emergency preparedness information. - Other programs, services, and resources available to residents.
--	---------------------------	---

7	Project Name	Microenterprise and Small Business Assistance
	Target Area	
	Goals Supported	Support Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,412,355.83
	Description	Activities within this project will address Priority #5 of the 2022-2026 Consolidated Plan. The 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. Activities may include microenterprise and small business assistance including in-home childcare businesses. Eligible costs may included start-up fees, training and development, equipment, and where appropriate, building modifications.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	HOME - Home Enhancement Rehabilitation Program
	Target Area	
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	:
	Description	This program will provide whole house repairs to qualified homeowners.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 40 homeowners will benefit from home rehabilitation activities.
	Location Description	

	Planned Activities	Home rehabilitation activities will include completing all repairs needed to bring the home up to current local building codes.
9	Project Name	HOME Developer Subsidy Program
	Target Area	
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	:
	Description	This program will incentivize builders to build new homes in Kansas City, Kansas by providing a base subsidy of \$35,000 to developers who build a new home and sell it to a low-to-moderate income homebuyer. Developers are eligible for an additional subsidy for including features that benefit families who have individuals with mobility challenges. Such features include wider halls and doorways, zero entry showers, etc.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 low-to-moderate income families will benefit.
	Location Description	

	Planned Activities	The Unified Government of Wyandotte County/Kansas City, Kansas will establish an Affordable Housing Developer Assistance Program to encourage the construction of new owner-occupied housing that expands affordable homeownership opportunities for low- and moderate-income households. Under this program, the Unified Government may provide financial assistance of up to \$45,000 per dwelling unit to eligible housing developers constructing new single-family homes for purchase by income-qualified homebuyers. Assistance is intended to reduce development costs, address financing gaps, and support the production of quality housing that remains affordable to households that might otherwise be unable to purchase a newly constructed home. The program is designed to stimulate residential investment in neighborhoods identified for revitalization, increase the supply of affordable owner-occupied housing, encourage infill development on vacant or underutilized properties, and leverage substantial private investment in the community
10	Project Name	HOME - Administration
	Target Area	City Wide
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	These are costs associated with administering the HOME program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	Project Name	Emergency Solutions
	Target Area	
	Goals Supported	Provide Homelessness Housing and Services

	Needs Addressed	Homeless Needs Program Administration
	Funding	:
	Description	The Unified Government of Wyandotte County/Kansas City, Kansas will utilize Emergency Solutions Grant (ESG) funds to support a coordinated system of housing and supportive services designed to prevent and reduce homelessness while assisting individuals and families in obtaining and maintaining permanent housing. ESG funding will be awarded to qualified nonprofit organizations, governmental agencies, and other eligible subrecipients through a competitive or approved allocation process. Activities will be coordinated with the local Continuum of Care, housing providers, public agencies, healthcare providers, behavioral health organizations, veterans' service organizations, and other community partners to ensure that assistance is delivered efficiently and in accordance with HUD requirements. The Unified Government recognizes that homelessness is often the result of multiple, interrelated factors including the lack of affordable housing, economic instability, unemployment, behavioral health challenges, domestic violence, and other barriers to housing stability. ESG resources will therefore be used to provide both immediate assistance and housing-focused interventions that help households quickly obtain and maintain permanent housing.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planned activities include: Street Outreach Homeless Prevention Rapid Re-housing Homeless Management Information System
12	Project Name	Seek Section 108 Loan Authority for the Creation of a Loan Pool
	Target Area	City Wide

Goals Supported	
Needs Addressed	
Funding	:
Description	During the FY2026 program year, the Unified Government may pursue financing through HUD's Section 108 Loan Guarantee Program to support eligible economic development, public facilities, infrastructure, housing, or neighborhood revitalization projects that advance the goals of the Consolidated Plan. Potential Section 108 activities may include redevelopment initiatives, public infrastructure improvements, acquisition of real property, demolition, commercial revitalization, business development and/or expansion, affordable housing development, and other eligible projects that principally benefit low- and moderate-income persons or meet another applicable CDBG National Objective. Any proposed use of Section 108 financing will be undertaken in accordance with Section 108 program requirements, including compliance with environmental review, citizen participation requirements, underwriting standards, and all applicable federal regulations. If required, the Unified Government will complete a Substantial Amendment to the Consolidated Plan and Annual Action Plan, obtain approval from the Unified Government Commission, and receive HUD approval before obligating or expending Section 108 loan proceeds.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	

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

Target Area	Percentage of Funds
City Wide	100

Table 7 - Geographic Distribution

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 for new affordable housing and to rehabilitate existing housing units. A total of 150 homes is expected to be renovated with HOME funds. The 2026 goal for new housing is 50 new units. Approximately 400 households experiencing homelessness will be assisted with ESG-funded programs. The UG expects to support the affordable housing needs of 800 Kansas City, KS households in the 2026 program year.

One Year Goals for the Number of Households to be Supported	
Homeless	400
Non-Homeless	150
Special-Needs	50
Total	600

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	50
Rehab of Existing Units	150
Acquisition of Existing Units	0
Total	200

Table 9 - One Year Goals for Affordable Housing by Support Type

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).

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 to address the needs to public housing

1. Westgate Towers Parking Lot, 6100 Leavenworth Rd - Mill and overlay the parking lot, replace curb and gutter, sidewalk and ADA ramps.
2. Westgate Villas Parking Lot, 3127 N. 61st Street - Mill and overlay the parking lot, replace curb and gutter, sidewalk, and ADA ramps.
3. Vaughn Dale Building in Bonner Springs, New Roof, and AC units
4. Family Sites, Bonner Springs, new exterior upgrades including new roof, siding and windows
5. Playground upgrades at all family sites
6. 1034-1036 Ohio - Duplex will be demolished
7. Grandview Park - 1240 Ray – New Roofs, windows, gutters, and siding.

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 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.

Discussion

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 re-evaluate its partnership with GKCCEH to determine if further participation with the CoC will best serve the homeless population in Kansas City, Kansas. Should it be determined that the best interest of the homeless community would be best served through a new partnership, the Unified Government will either seek alignment with a new CoC or will seek to stand up a CoC for the specific purpose of addressing homeless needs in Kansas City, Kansas.

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.

The jurisdiction recognizes that veterans continue to face unique barriers that can increase their risk of homelessness, including disabilities, behavioral health challenges, limited income, and difficulties transitioning to civilian life. During the upcoming program year, the jurisdiction will strengthen its outreach efforts to identify and assist homeless veterans as well as veterans who are at risk of becoming homeless before a housing crisis occurs.

The jurisdiction will work collaboratively with veteran-serving organizations, homeless service providers, housing agencies, and community partners to improve coordination of services, increase awareness of available housing and supportive resources, and connect veterans to appropriate assistance. Outreach efforts will emphasize early intervention, coordinated entry, case management, homelessness prevention, rapid rehousing, and referrals to employment, healthcare, behavioral health, and benefits counseling.

The jurisdiction will also seek opportunities to expand partnerships with local organizations serving veterans, increase participation in community outreach events, and improve communication regarding

available housing assistance programs. By strengthening these partnerships and focusing on proactive engagement, the jurisdiction aims to reduce the number of veterans experiencing homelessness and help at-risk veterans maintain stable housing and achieve long-term self-sufficiency.

During the 2026 program year, the Unified Government will seek opportunities to expand services to the veterans community through provide for provide \$316,000 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

The Unified Government general fund has included in its budget funding for an emergency overnight shelter. The shelter will operate from November 15, 2026 to March 31, 2027.

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

In addition, the jurisdiction will explore a \$3.1 million investment of HOME-ARP funds to expand housing services to the chronically homeless in coordination with a non-profit community offering supportive services to the chronically homeless.

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 2026 Emergency Solutions Grant (ESG) funding to two categories focused 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 an emergency shelter will be shifted to the Unified Government's general operating budget.

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

Introduction:

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 capacity[1]

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.[2]

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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

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.[1] 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.[2]

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.

Discussion:

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.

In an effort to increase community involvement and gain a better understanding of both immediate and pervasive needs in the community, the Department of Community Development will be posting monthly surveys on its webpage. This ***Eight to Great*** monthly survey will feature eight questions on various topics of community need, and interest. The results will assist in fine-tuning our focus and allocation of resources. The survey will be offered through the Survey Monkey platform which will provide a wide variety of analytics as well as suggestions to improve question content and delivery methods.

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. In 2026 program year, through its annual HOME allocation and prior years funding, the UG will undertake comprehensive home renovations in an effort to better assist LMI homeowners make meaningful changes in their homes with the goal of increasing their long-term quality of life. To further foster development of affordable housing, the UG's annual HOME allocation, and prior year resources will be directed to both for profit developers and Community Housing Development Organizations with the goal of bringing 85 new affordable homes to the Kansas City,

Kansas community.

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.

The Wyandotte County Health Department oversees the administration of the lead-based abatement program.

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 2024, 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.

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 go Dotte 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 2025 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 2024 program year. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income over the 2024 program year period is 100%.

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.

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.

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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.	100.00%

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

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 the regional Continuum of Care Coordinated Entry System (CES). CES facilitates the coordination and management of resources and services through CoC's crisis response system. CES works to connect the highest need, most

vulnerable persons in the community to available housing and supportive services equitably.

The steps for the CES are as follows:

1. Participant calls 211 to complete an initial screening over the phone, visits a drop-in center or is engaged through street outreach.
2. If eligible, the participant will be contacted to schedule a housing intake.
3. Households still in need of help after the intake will receive a full CE assessment and be placed on the community housing list.
4. When a housing option is available, the participant is referred to a provider to begin the housing process.

Eligible participants are:

HUD's Category 1: Literally homeless: Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

Has a primary nighttime residence that is a public or private place not meant for human habitation; or

Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or

Is exiting an institution where (s)he has 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.

HUD's Category 4: Fleeing/attempting to flee domestic violence*: Any individual or family who:

Is fleeing, or is attempting to flee, domestic violence;

Has no other residence; and

Lacks the resources or support networks to obtain other permanent housing *Note: "Domestic Violence" includes dating violence, sexual assault, stalking, and other dangerous or life-threatening conditions that relate to violence against the individual or family member that either takes place in, or him or her afraid to return to, their primary nighttime residence (including human trafficking).

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.



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Alyssa Marcy amarcy@wycokck.org X5755	Planning and Urban Design
AGENDA ITEM #4.2.		
PRESENTATION: UPDATE ON SB 418 LEGISLATION AFFECTING ZONING		
BACKGROUND		
A brief overview of Senate Bill 418, the By-Right Housing Bill passed by the Kansas Legislature in Spring 2026 that took effect July 1, 2026.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor/Administrator to add to agenda.



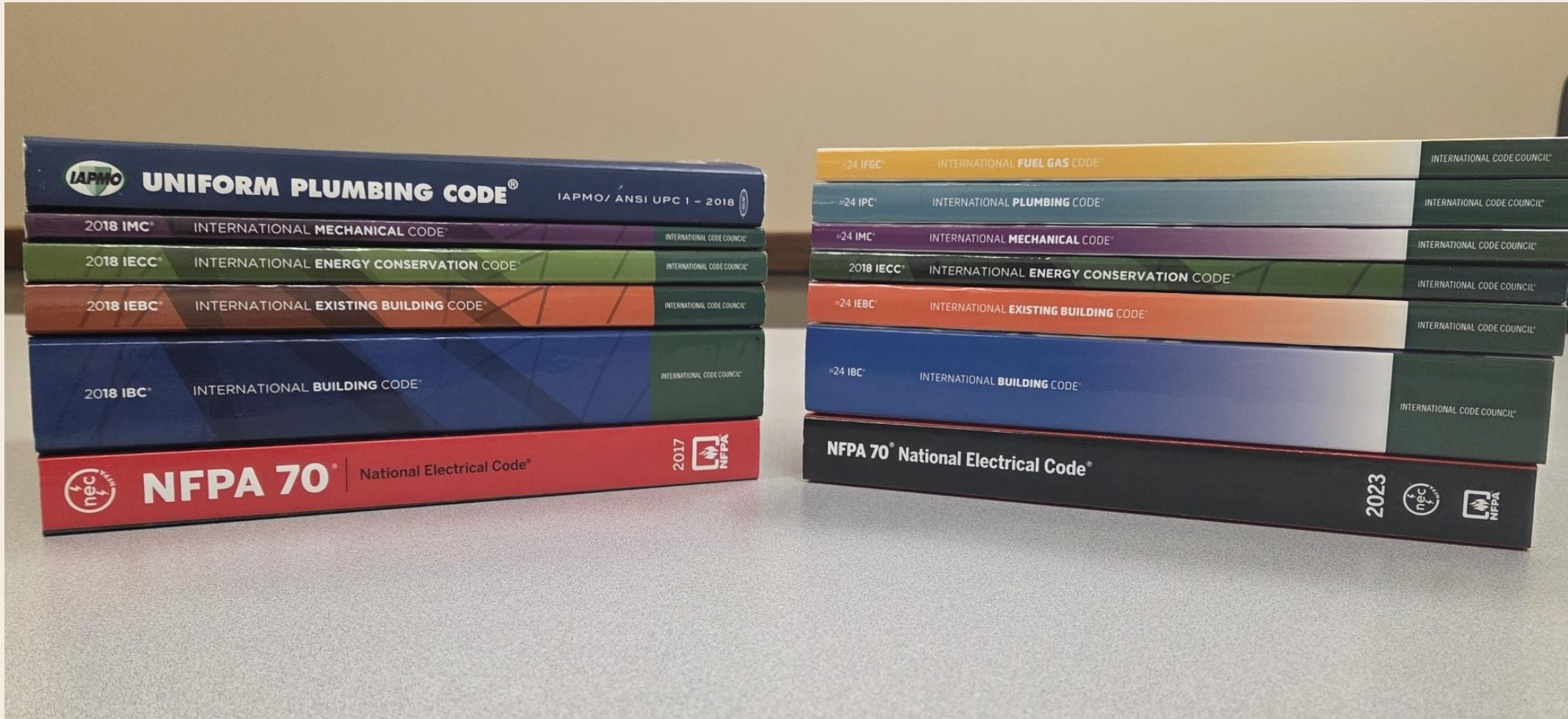
Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Jim Neath	Neighborhood Resource Center
AGENDA ITEM #4.3.		
PRESENTATION: NEW BUILDING, FIRE, AND PROPERTY MAINTENANCE CODE UPDATES.		
BACKGROUND		
This item is to bring forward staff recommendations for updating several codes associated with Building, Electrical, Plumbing, Fuel Gas, Mechanical, Existing Buildings, Fire, Life Safety and Property Maintenance Codes. There is no action needed, but we would welcome Standing Committee input and direction. Staff will follow up in a future NCD Standing Committee Meeting with ordinances to capture the new code recommendations along with any amendments proposed/requested. This item was added at the request of Commissioner Davis.		
RECOMMENDATION		
For information only Information Only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
This item will require purchase of some new reference materials(Code Books/Downloads), Training Materials and Staff Education. Funding already exists in the NRC Budget. There are no additional funds needed at this time.		
LEGAL/ POLICY CONSIDERATIONS		
This item is to provide information only at this time. After this meeting, staff will work with Legal to update ordinances and bring them back to the NCD Standing Committee at a later date for review and pursuit of approval.		
ATTACHMENTS		
Version 8 slide show		

Approved by Mayor/Administrator to add to agenda.

NEIGHBORHOOD AND COMMUNITY DEVELOPMENT STANDING COMMITTEE

REQUEST COMMITTEE INPUT AND AUTHORIZATION TO PROCEED WITH ADOPTION OF NEW INTERNATIONAL BUILDING CODES



PURPOSE OF CODE UPDATE

The update modernizes construction and safety codes while ensuring clarity and consistent enforcement for builders, designers, community, and Inspection staff.

INTENDED RECOMMENDATIONS FOR CODE ADOPTIONS

International Building Code and International Existing Building Code

International Building and Existing Building Codes are being updated to 2024 editions.

Plumbing and Fuel Gas Codes

Transition from 2018 Uniform Plumbing Code to 2024 International Plumbing Code, plus the first-time adoption of 2024 Fuel Gas Code.

Mechanical and Electrical Code Updates

Updates include International Mechanical Code to 2024 and National Electrical Code to 2023 editions.

Codes Recommended Unchanged

2018 International Residential Code and the 2018 International Energy Code.

2018 INTERNATIONAL RESIDENTIAL CODE

Kansas Statute SB 418 Exception

Homes 2,500 sq. ft. or smaller must follow 2018 IRC due to Kansas Statute SB 418 requirement.

Retention of 2018 IRC to Comply With Statute SB 418

Keeping 2018 IRC across residential construction prevents confusion caused by adoption of multiple code versions.



2024 INTERNATIONAL BUILDING CODE (IBC)



Scope and Applicability

The 2024 IBC applies to all buildings except detached 1 & 2 family dwellings and townhouses up to three stories.

Enhanced Safety Standards

The 2024 IBC Introduces stronger fire safety, revised healthcare risk categories, and improved tornado-resistant design requirements.

Improved Usability

Formatting changes from double to single column improve code navigation enhancing usability.

2024 IBC KEY STRUCTURAL AND SAFETY CHANGES



Lithium-ion Batter Protection

Mandatory fire sprinkler systems are required for lithium-ion battery storage to reduce fire risks.

Healthcare Occupancy Standards

Healthcare buildings (hospitals and nursing homes) are now classified as higher-risk, requiring enhanced structural design for wind and tornado resistance.

Tornado Loading Provisions

2024 IBC introduces explicit tornado loading provisions to improve structural safety against severe storms. The 2024 IBC is the first code to include tornado loadings.

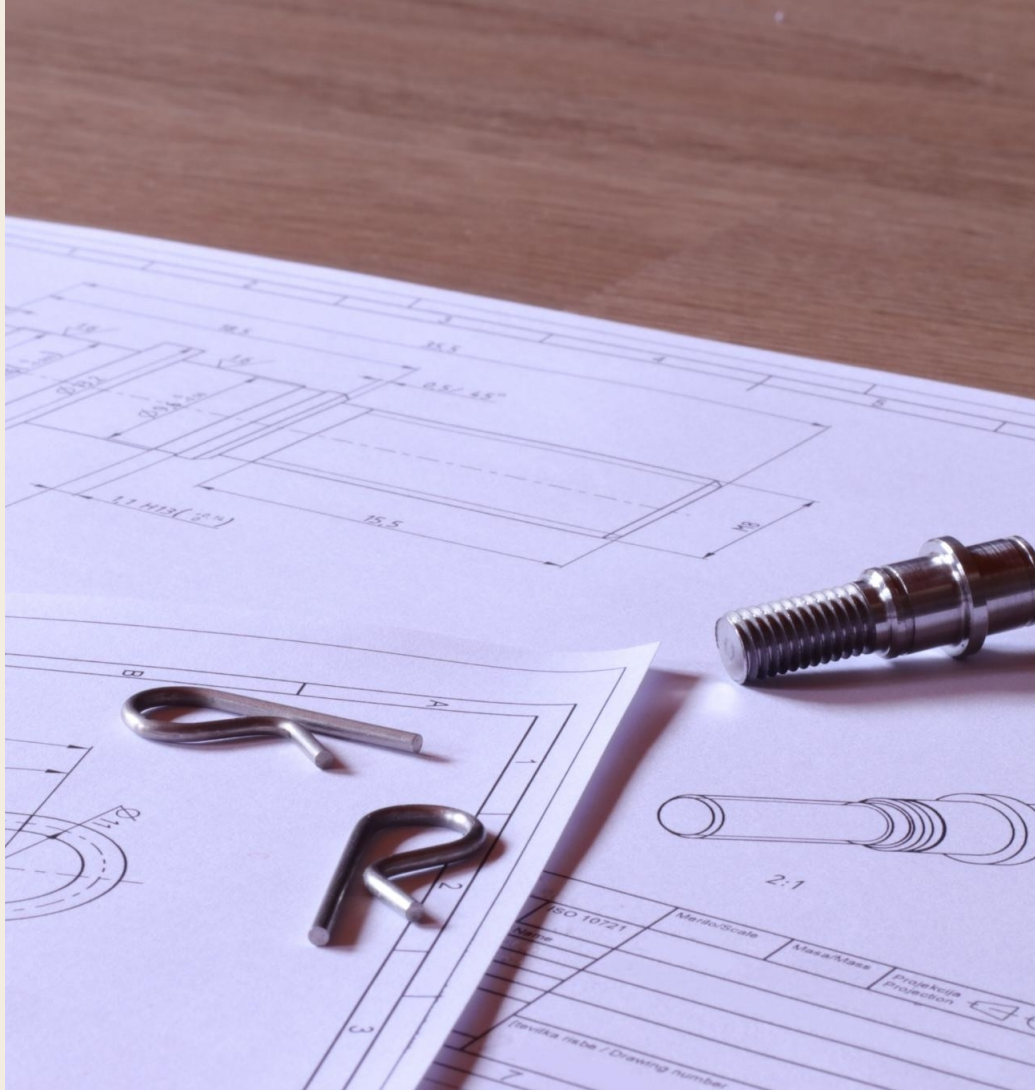
Steel Chapter Updates

Chapter 22 reorganized to include stainless steel, cold-formed steel profiles, and metal building systems requirements.

Fire Safety Improvements

Expanded fire sprinkler requirements for storage occupancies and enhanced fire wall separation, including exterior wall and parapet continuity.

IBC KEY CHANGES 2018-2024



Inclusive Unisex Restrooms

Unisex restrooms are now introduced for greater inclusivity in new building designs under the 2024 IBC.

Advanced Roof Drain Design

Roof drain designs must now account for static, hydraulic, and ponding heads ensuring safer roof water management.

Expanded Risk Categories

Risk categories now include photovoltaic systems and power generation facilities for enhanced safety.

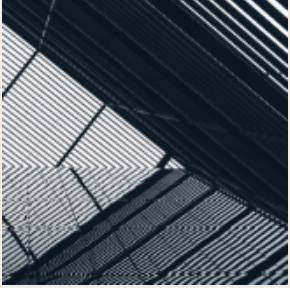
Tall Residential Buildings

Group R-2 residential buildings can be taller if equipped with NFPA 13R sprinkler systems under new requirements.

Enhanced Accessibility Guidance

The 2024 code clarifies accessibility requirements, with increased focus on healthcare facilities.

IBC KEY CHANGES 2024



Multiple Roof Egress Options

Occupiable roofs must provide multiple egress routes according to occupant load and story requirements, improving safety for roof users.



Adult Changing Table Mandates

Regulations now require adult changing tables in large assembly spaces, mercantile buildings, classrooms, and highway rest stops for accessibility.



Carbon Monoxide Detection Requirement

Carbon monoxide detectors are mandatory in all occupancies with CO-producing devices, enhancing overall safety for building occupants.



2024 IEBC INTERNATIONAL EXISTING BUILDING CODE

Facilitating Building Reuse

The 2024 IEBC encourages use and reuse of existing and historic buildings by simplifying renovation and upgrade processes.

Flexible Safety Standards

IEBC offers flexible safety requirements, enabling renovations without demanding full compliance with IEBC construction standards.

Enhanced Renovation Safety

The 2024 IEBC provides a safer, more comprehensive framework for renovations, focusing heavily on combustible materials.



IEBC KEY CHANGES AND DIFFERENCES (2018 TO 2024)

Stricter Structural Anchoring

The 2024 IEBC enhances requirements for existing structural elements adjacent to additions, especially masonry and reinforced concrete buildings, by requiring improved roof-level anchorage when alterations impact more than 50% of the building.

Precise Occupancy Risk Assignment

The 2024 IEBC updates provide clearer guidelines for risk category assignments when a building's occupancy changes, often demanding higher IBC-level force evaluations when moving to an occupancy with a higher risk category.

Enhanced Fire Safety Requirements

The 2024 IEBC new provisions require a high-rise building to be equipped throughout with a sprinkler system if combustible exterior wall coverings are installed. There are some exceptions for smaller installations, when only a combustible water resistive barrier is installed.

2018 UPC UNIFORM PLUMBING CODE TO THE 2024 IPC, INTERNATIONAL PLUMBING CODE



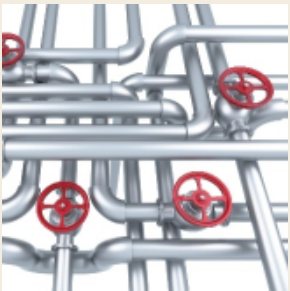
Smooth Transition to IPC

Moving from 2018 UPC to 2024 IPC involves minimal changes. Inspectors and engineers are already familiar with IPC standards.



Industry Familiarity Through Exams

Master plumber exams via ICC are based on IPC, ensuring industry professionals are already acquainted with these standards.



First Time Adoption of International Fuel Gas Code

When adopting the International Plumbing Code, it's necessary to adopt the International Fuel Gas Code. The Fuel Gas Code was incorporated into the UPC and is not incorporated in the IPC.

2017 TO 2023 NATIONAL ELECTRICAL CODE 2018 IMC TO 2024 IMC INTERNATIONAL MECHANICAL CODE



Smooth Transition to 2023 National Electric Code

Adopting the 2023 involves minimal changes from previous standards and does not require additional training for compliance.



Sustainable Energy System Updates

The 2023 NEC introduces improved requirements for sustainable energy systems, such as solar panels and wind turbines, reflecting an industry shift toward renewables.



Smooth Transition to 2024 International Mechanical Codes

The 2024 International Mechanical codes remain largely unchanged, ensuring continued consistency for industry professionals.

2024 IPMC, INTERNATIONAL PROPERTY MAINTENANCE CODE

108.2 Remove point (e)

This allows us to require a permit for any boarded property, whether we ordered/caused it to be boarded or not.

302.8 Add trailer to second paragraph regarding motor vehicle violations

This makes it clear that trailers cannot be parked on unimproved surface, not just “motor vehicles.”

302.8 Raise allowable GVWR of vehicles parked at residence to 14,000lbs which is equal to a 1-ton pick-up truck

308.2 Remove “least conspicuous location to the side or rear of”

People can keep their new trash cans in the most convenient location if they are still adjacent to the house.

308.3 Remove “least conspicuous location to the side or rear of”

People can keep their new trash cans in the most convenient location if they are still adjacent to the house.





2024 INTERNATIONAL FIRE CODE SIGNIFICANT CHANGES

2024 International Fire Code & Life Safety Code Adoptions

- The State of Kansas is currently in the process of moving from the 2006 International Fire Code and the 2006 Life Safety Code to the 2024 Codes
- Since the UG cannot be any less restrictive than the State of Kansas, we are waiting to see what the final amendments are to the State adoption to prevent the current review process of comparing to code sets.
 - This can cause a significant delay in plan reviews.

2024 IFC, INTERNATIONAL FIRE CODE.



Chapter 2 Definitions

- Defines the 3 levels of electric vehicle charging stations

Chapter 3 General Requirements

- Added section for Lithium battery storage
 - Indoor and Outdoor storage requirements
- Added section for powered micro-mobility devices (scooter, bikes, etc.)
 - Charging and storage areas
- HOA Prevention group added section for Electric Vehicle Charging Stations
 - Surface lots
 - Parking Garages
 - Apartment complexes with garages below/within residential units

2024 IFC, INTERNATIONAL FIRE CODE. CONTINUED



This Photo by Unknown Author is licensed under [CC BY](#)

Chapter 4 Emergency Planning

- Emergency planning for LI battery storage/use
- Hazard mitigation analysis for LI battery storage/use

Chapter 11 Existing Buildings

- Section 1107 was added for LI battery storage
 - Shall provide early detection
 - Conduce a failure analysis and plan of corrective action

Chapter 12 Energy Systems

- Lead-Acid and Ni-Cadmium have been exempted from many requirements
- Now addresses Energy Storage Systems
 - In garages adds vehicle impact protections
 - Adds fire/heat/smoke detection in garages within dwelling units
- The 'Heart of America' Fire Prevention group has had to develop an addition section in the IFC to address Electric Vehicle Charging stations.



THE END

The following slides are not part of the presentation and are for reference and information only

INTERNATIONAL ENERGY CODE

COST FOR MAINTAINING HVAC SYSTEMS

- KCKFD Fire Station Maintenance Comparisons
 - Maintenance for Station 12 and 16 (built in 2018 and 2024) compared to Station 10 (built in early 2000's).
 - Station 10 has 2 units vs just 1 for 12s and 16s.
 - Since January 1, 2025
 - ❖ Station 16 - \$12,999.00 to date
 - ❖ Station 12 - \$6,860.00 to date
 - ❖ Station 10 - \$6,471.00 to date

2024 INTERNATIONAL ENERGY CONSERVATION CODE

Performance-Oriented Code

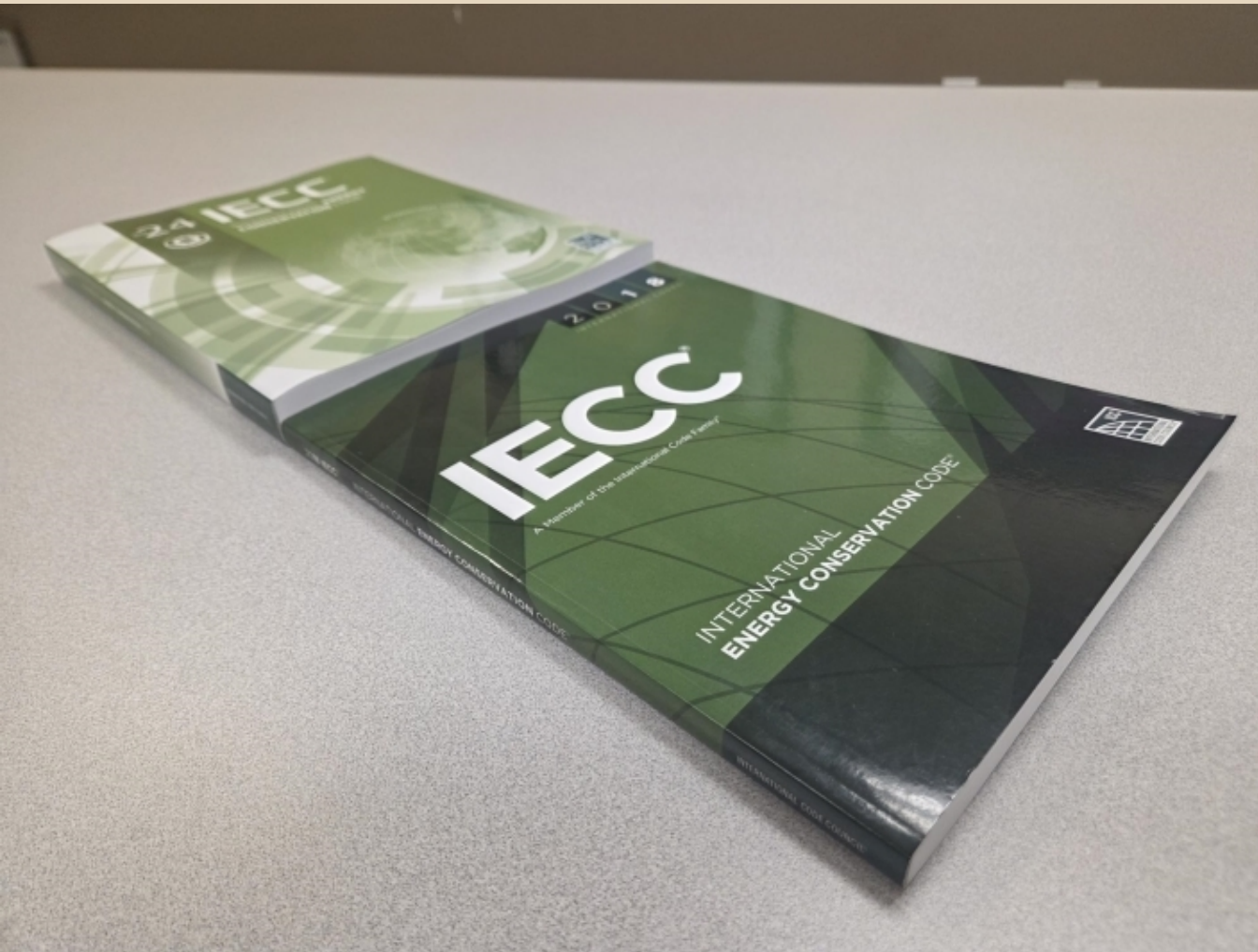
The 2024 IECC focuses on performance, targeting higher energy savings and net-zero energy goals.

Enhanced Requirements

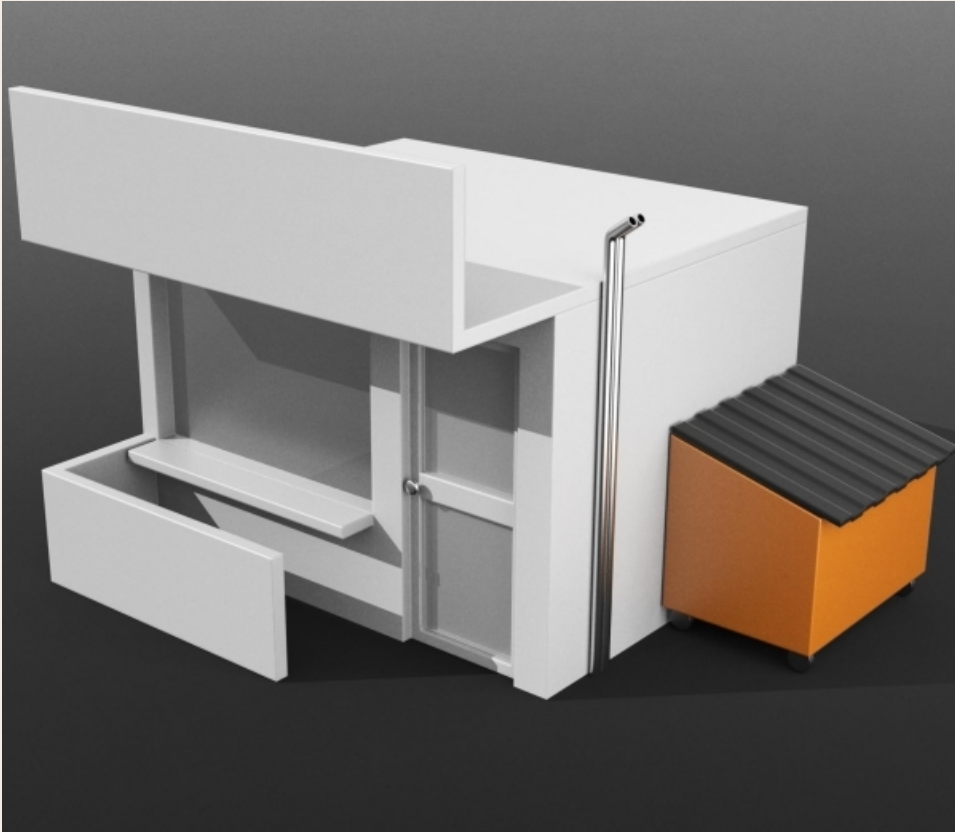
Stricter R-value standards, HVAC and lighting controls, and mandatory duct leakage testing increase overall efficiency.

Optional Compliance Credits

The new efficiency credits system allows flexible pathways to meet code, supporting electrification-ready infrastructure.



2024 IECC RESIDENTIAL CHANGES



Wall Insulation Upgrades

Increases from R-15 to minimum R-20 cavity + R-5 continuous insulation or R-13 cavity + R-10 continuous).

Attic and Roof Insulation Changes

Stays the same at R-49 to possible R-60 (depending on ceiling type).

Floor

Increase from R-19 or R-30.

Improved Window Efficiency

Window U-factor standards are stricter, dropping from 0.32 to 0.30.

Mandatory Insulation Inspections

An Insulation inspection is required. Increasing the workload on inspection staff by adding an additional required inspection.

2024 IECC KEY RESIDENTIAL CHANGES CONTINUED

Additional Efficiency Requirements

The 2024 code introduces a new system of Optional Measures requiring builders to select a minimum of **10 credits** from a list of over 50 measures. (e.g., higher efficiency HVAC, solar prep).

Electrification Readiness

The 2024 code introduces mandatory "readiness" provisions, including EV charging, heat pump water heaters, and demand-response-ready HVAC systems and electric appliances.

Duct Testing

Duct leakage testing is now required regardless of where the ducts are located.

Air Leakage

The 2024 IECC places a stronger emphasis on ensuring tighter building envelopes.

Air Tightness

3 Air Changes per Hour



2024 COMPLIANCE & FLEXIBILITY EVOLUTION

Wall Insulation Compliance

2024 standards for wall insulation provide for increased wall insulation.

Enhanced Energy Rating Index ERI

The updated ERI path acknowledges renewable energy requirements for commercial projects and improved duct locations.

Modern Efficiency Requirements

New mandates include EV charging readiness, solar-ready zones, and demand-responsive water heating.



2024 KEY COMMERCIAL CODE CHANGES

Updated Lighting Controls

Approximately 35% of the lighting code has changed, including new requirements for horticulture lighting, updated occupancy sensors, and mandatory automatic 12-hour off-schedules.

Energy Monitoring and Renewables

Enhanced energy monitoring and renewable energy systems are now addressed in the commercial requirements.

Mandatory Air Leakage Testing

Air leakage testing is required for new commercial buildings.



2024 IECC COMMERCIAL ENVELOPE REQUIREMENTS FOR CLIMATE ZONE 4A

Wall Insulation Requirements

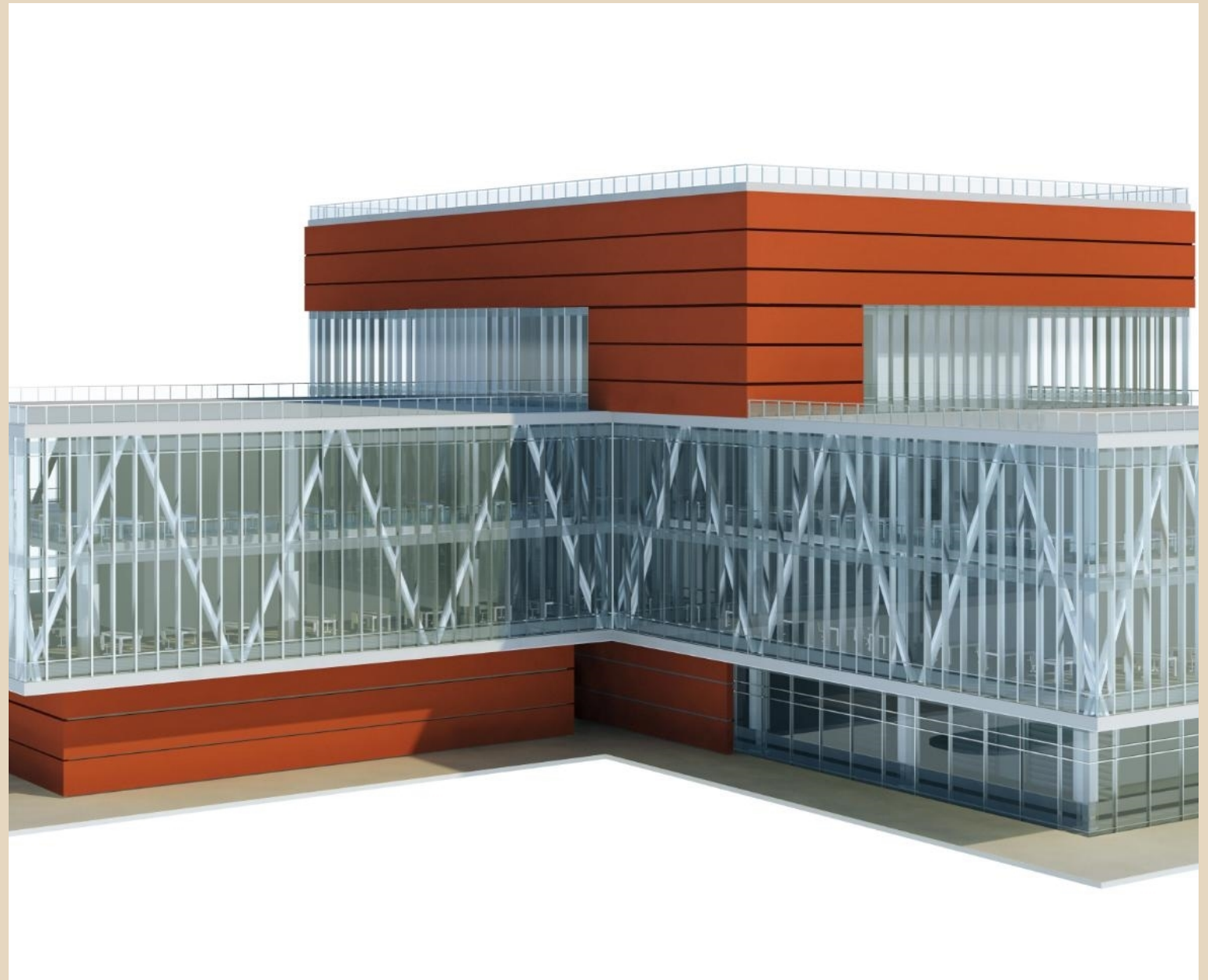
Steel-framed walls must achieve U-0.060, and wood-framed or other walls must achieve U-0.084 for energy efficiency.

Roof Insulation Standards

Roofs in commercial and multifamily buildings must meet U-0.027 with insulation above the deck.

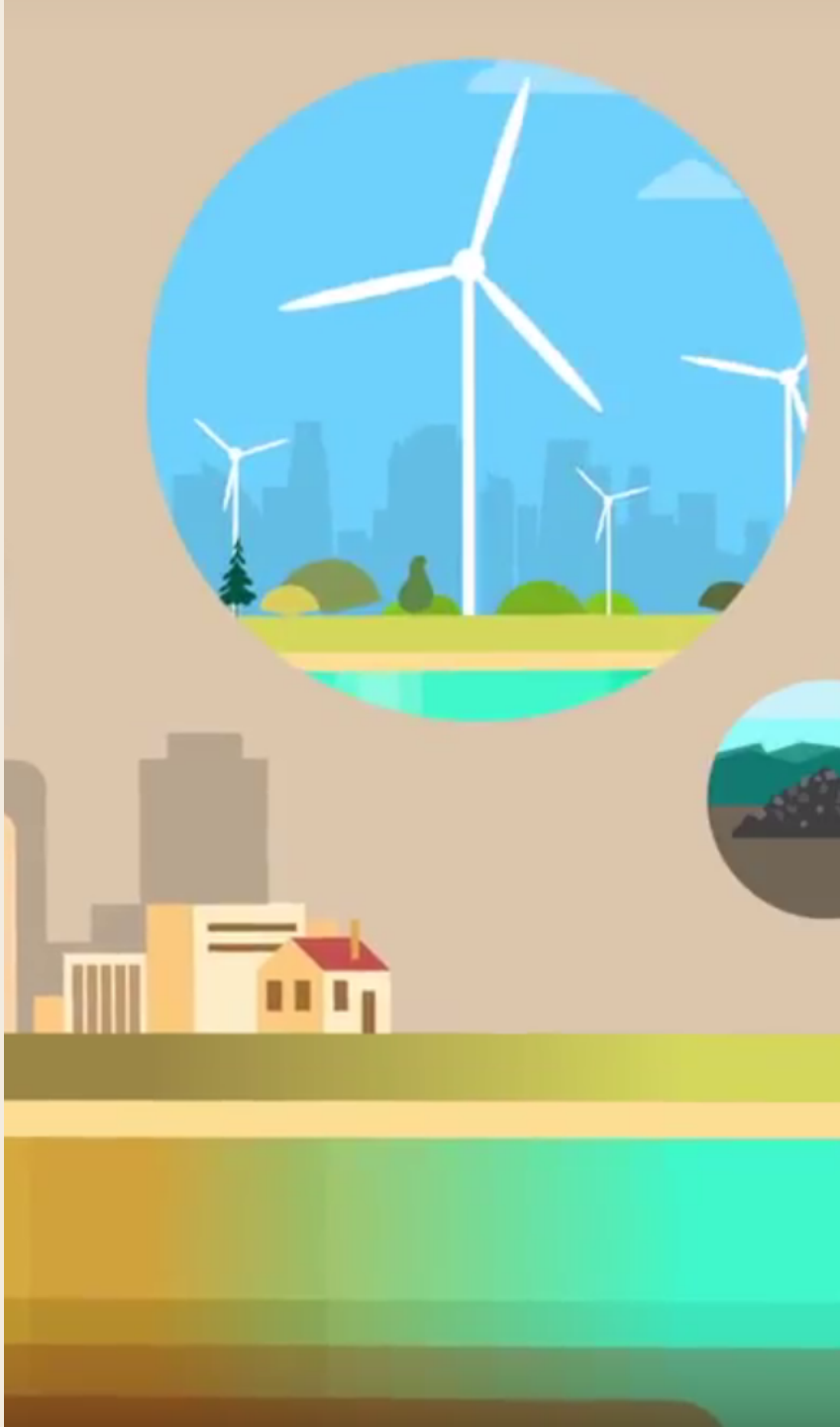
Unheated Slab Floor Criteria

Unheated slab-on-grade floors require F-0.54 to ensure proper thermal performance in Zone 4A.



SUMMARY TABLE

Feature	2018 IECC	2024 IECC
Wood Frame Wall Insulation	R15	R20 cavity + R5 continuous R13 cavity + R10 continuous
Additional Efficiency	Limited/Optional	Required to use 10 of 50 optional requirements
HVAC & Controls	Basic	Mandatory Smart Controls
Duct Leakage	Required based on location	Mandatory Everywhere
Electrification	Minimal	PV, EV & Heat Pump Ready



2024 RESIDENTIAL CONSTRUCTION COST COMPARISON

Slight Cost Increase

Transitioning from the 2018 to the 2024 IRC results in a cost rise, roughly 0.10% to 0.16%.

Greater Code Flexibility

The 2024 IRC provides more flexibility for builders, helping reduce cost impacts compared to the 2021 edition.

Cost Impacts

Overall, changes in direct construction costs from code updates increase for typical new homes.

2024 AFFORDABLE HOUSING VS. ENERGY EFFICIENCY



Rising Construction Costs

Upgrading to the 2024 IECC increases upfront home construction costs by \$7,500 to \$19,400, varying by region and heating fuel.



Impact on Home Affordability

The cost increase translates to an extra \$2.80 to \$7.30, based on a median-sized single-family home (approx. 2,600 sq. ft.).



Balancing Efficiency and Affordability

Builders and buyers face the challenge of balancing affordable housing with improved energy efficiency standards.



National Association of Home Builders | NAHB +2

COST IMPACT BY CLIMATE ZONE RELATIVE TO 2018 BASELINE

National average added costs to the homebuyer for 2024 IECC compliance, as reported by the [National Association of Home Builders \(NAHB\)](#), vary significantly by region:



National Association of Home Builders | NAHB



- **Climate Zone 2:** \$7,500 – \$9,600
- **Climate Zone 3:** \$13,800 – \$16,500
- **Climate Zone 4:** \$13,200 – \$15,700
- **Climate Zone 5:** \$11,300 – \$13,500
- **Climate Zone 6:** \$15,800 – \$18,600
- **Climate Zone 7:** \$15,900 – \$19,400

KEY CHANGES DRIVING COST ADJUSTMENTS

- **Insulation Reversions:** Ceiling insulation requirements in many zones have returned to 2018 levels, reducing some of the steep cost increases seen in the 2021 edition.
- **Window Efficiency:** The maximum glazing U-factor tightened slightly from **0.30** in 2018 to **0.28** in 2024.
- **Additional Efficiency Credits:** Builders must now select from a menu of dozens of efficiency measures (like high-efficiency HVAC or improved duct location) to earn a specific number of credits, allowing for more site-specific cost optimization than previous versions.
- **Operational Savings:** The [Department of Energy \(DOE\)](#) estimates that the 2024 code provides roughly **6.6% annual energy cost savings** over the 2021 edition, and significantly more when compared to 2018.



Nebraska D.E.E. (.gov) +5



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Michael Sutton, Redevelopment Coordinator mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.4.

LAND BANK OPTIONS — NO OPPOSITION

BACKGROUND

Item #	Name	Type	Address	Parcel
A 1	José Alonso	Single Family Home	3236 N 42 nd TER	914027
A 2	Shelby Ortega	Single Family Home	3052 N 31ST ST	099280
A 3	Faith and Grace Home Improvement LLC	Single Family Home	800 N STEWART AVE	111583
			804 STEWART AVE	111584
			808 STEWART AVE	111585
			752 STEWART AVE	111544
			750 STEWART AVE	111545
			748 STEWART AVE	111546
A 4	Faith and Grace Home Improvement LLC	Single Family Home	1977 PARALLEL AVE	068992
			2009 N 22ND ST	068773
			2003 N 22ND ST	068774
			2001 N 22ND ST	068775
A 5	VRP Services LLC	Single Family Home	1047 RIVERVIEW AVE	093842
			1051 RIVERVIEW AVE	093843
			1053 RIVERVIEW AVE	093844
A 6	RA Engineering Corp	Single Family Home	4029 SILVER AVE	012413
A 7	Kosheral LLC	Single Family Home	2811 S 28TH ST	149834
A 8	Thompson Street Partners LLC	Single Family Home	2038 SPRINGFIELD AVE	109705

			2036 SPRINGFIELD AVE	109706
A 9	T&M General Construction LLC	Single Family Home	646 SEMINARY ST	139712
A 10	T&M General Construction LLC	Single Family Home	4600 LEAVENWORTH RD	172618
			3228 N 46TH ST	172406
A 11	T&M General Construction LLC	Single Family Home	2411 N 51ST ST	177766
A 12	Chevy Johnson	Single Family Home	3560 N 56TH TER	920621
A 13	Amy Rivas	Single Family Home	2921 N 56TH ST	037508
A 14	Chantelle Sims	Single Family Home	2937 DELAVAN AVE	164928
B 1	Thompson Street Partners LLC	Multi-Family	1959 N 12TH ST	097949
			1957 N 12TH ST	097950
C 1	North Star Construction KC LLC	Commercial	3119 STRONG AVE	166441
			1419 S 32ND ST	166404
C 2	Chantelle Sims	Commercial	1916 N 7TH ST	095217
			1914 N 7TH ST	095216
			1910 N 7TH ST	095215
			1908 N 7TH ST	095214
RECOMMENDATION				
Approve				
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS				
N/A				
LEGAL/ POLICY CONSIDERATIONS				
ATTACHMENTS				

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Michael Sutton, Redevelopment Coordinator mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.5.

LAND BANK PROPERTY TRANSFERS - NO OPPOSITION

BACKGROUND

Item	Name	Type	Address	Parcel
PT 1	Rickie Hudson Jr	Garden	1009 WALKER AVE	081254
			1013 WALKER AVE	081253
			1015 WALKER AVE	081252
PT 2	Emerald Farms	Garden	1129 S 40TH ST	170566
			3912 ARGENTINE BLVD	170565
PT 3	Kimberly Irwin Murray	Yard Extension	110 S CHEROKEE ST	902320
PT 4	Evelyn Guzman	Yard Extension	858 ORVILLE AVE	090471
PT 5	Jaime Prado	Yard Extension	3435 BARNETT AVE	059417
PT 6	Leodan Prida Vazquez	Yard Extension	345 N VALLEY ST	102666
PT 8	Ricardo Balderrama	Yard Extension	230 N EARLY ST	119818
PT 9	Mary Harris	Yard Extension	338 N 32ND ST	057065
PT 10	Harvey Brothers Trucking & Wrecking Co Inc	Yard Extension	1206 NEW JERSEY AVE	209662

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

MEETING DATE		PRESENTER		DEPARTMENT	
		Michael Sutton, Redevelopment Coordinator		Land Bank Approvals	
		mjsutton@wycokck.org X5749			
AGENDA ITEM #4.6.					
LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION					
BACKGROUND					
Item	Name	Type	Address	Parcel	
WO PT 11	Yuniel Ramos	Hold Request	1709 N 26TH ST	068552	
RECOMMENDATION					
Approve					
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS					
N/A					
LEGAL/ POLICY CONSIDERATIONS					
ATTACHMENTS					

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

MEETING DATE		PRESENTER		DEPARTMENT	
				Land Bank Approvals	
AGENDA ITEM #4.7.					
LAND BANK EXTENSION REQUEST					
BACKGROUND					
X 1	Ashley Scott	Extension Request	5551 LEAVENWORTH RD	037513	
			5563 LEAVENWORTH RD	037516	
			3003 N 56TH ST	037511	
RECOMMENDATION					
Approve					
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS					
N/A					
LEGAL/ POLICY CONSIDERATIONS					
ATTACHMENTS					

Approved by Mayor/Administrator to add to agenda.