



Administration and Human Services **Standing Committee Meeting Agenda**

Monday, May 23, 2022

**Immediately upon adjournment of earlier committee, or
5:00 p.m. if no earlier committee meeting.**

Location: Hybrid

We invite you to view the meeting in person in the 5th-floor conference room, Suite 512, Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

You are invited to a Zoom webinar.

When: May 23, 2022, 05:00 PM Central Time (US and Canada)

Topic: Standing Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82239677018?pwd=Sy8je5647nvf32oArAFGrIqiEjPHYw.1>

Passcode: 892930

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Webinar ID: 822 3967 7018

International numbers available: <https://us02web.zoom.us/j/82239677018?pwd=Sy8je5647nvf32oArAFGrIqiEjPHYw.1>

Name

Absent

Commissioner Angela Markley, Chair

☐

Commissioner Melissa Bynum

☐

Commissioner Christian Ramirez

☐

Commissioner Harold Johnson

☐

Commissioner Mike Kane

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- I.** **Call to Order/Roll Call**
- II.** **Revisions to May 23, 2022 Agenda**
- III.** **Approval of standing committee minutes from January 24, 2022**

IV. Committee Agenda

Item No. 1 - ORDINANCE: AMENDING SEC. 27-593 FOR TELECOMMUNICATIONS TOWERS ON STADIUM LIGHT POLES IN RESIDENTIAL ZONES

Synopsis: Amendment to Sec. 27-593, allowing telecommunications towers in residential zones by special use permit if they are integrated into stadium and athletic field light tower, submitted by Gunnar Hand, Director of Planning & Urban Design.

Tracking #: 211577

Item No. 2 - ORDINANCE: CONVERSION THERAPY PROHIBITION

Synopsis: An ordinance adding Section 22-44 to the Code of the Unified Government of Wyandotte County/Kansas City, KS establishing a prohibition on conversion therapy of minors, submitted by Christian Ramirez, District 3 Commissioner, and James Bain, Assistant Legal Counsel.

*On January 24, 2022, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission. This matter was returned to the standing committee for further discussion on February 10, 2022.*

Tracking #: 211240

Item No. 3 - PROPOSAL: DRAFT REMOTE WORKER POLICY

Synopsis: Policy for remote work to be included in the Human Resources Guide, Section 2, Policy 2.20, submitted by J. Renee Ramirez, Director of Human Resources.

This item was previously heard by the standing committee on March 28, 2022.

Tracking #: 211426

Item No. 4 - PRESENTATION: DRAFT 2022-2026 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Synopsis: An overview presentation of the Draft 2022-2026 Consolidated Plan and 2022 Analysis of Impediments to Fair Housing Choice (AI), submitted by Wilba Miller, Director of Community Development.

Tracking #: 211576

Item No. 5 - MUNICIPAL COURT

Synopsis: Departmental update on Municipal Court, submitted by Dominic Geniuk, Court Manager of Municipal Court.

For information only.

Tracking #: 211579

V. **Public Agenda**

VI. **Adjourn**

**ADMINISTRATION AND HUMAN SERVICES
STANDING COMMITTEE MINUTES
Monday, January 24, 2022**

The meeting of the Administration and Human Services Standing Committee was held on Monday, January 24, 2022, at 7:57 p.m., remotely via Zoom. The following members were present: Commissioner Markley, Chairman, Kane, Johnson, Ramirez, Bynum. The following officials were also in attendance: Alan Howze, Assistant County Administrator; Kathleen VonAchen, Chief Financial Officer; Wesley McKain, Manager, Department; Susan Alig, Senior Counsel; Misty Brown, Chief Counsel; James Bain, Assistant Counsel; Gunnar Hand, Director of Planning & Urban Design; Alli Zeul, AmeriCorps Initiative Supervisor, Public Health Department, Monica Sparks, Deputy UG Clerk.

Chairman Markley said before I call the meeting to order, I want to announce that due to COVID-19, some committee members, staff and public are attending remotely via Zoom as well as on-site.

All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, please make sure you 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.

The public is allowed to participate by Zoom or submit comments by email prior to the meeting and those comments will be included in the record of the meeting. The public may also indicate their intent to provide remote public comment by contacting the Clerk's Office by 5:00 p.m. the day before the meeting. The public will also have an opportunity to provide brief comments either by telephone or via Zoom from the lobby of the Municipal Office building.

Chairman Markley said I will now call the meeting of the Administration and Human Services Standing Committee to order. Would the Clerk please call roll? Roll call was taken and members were present as shown above.

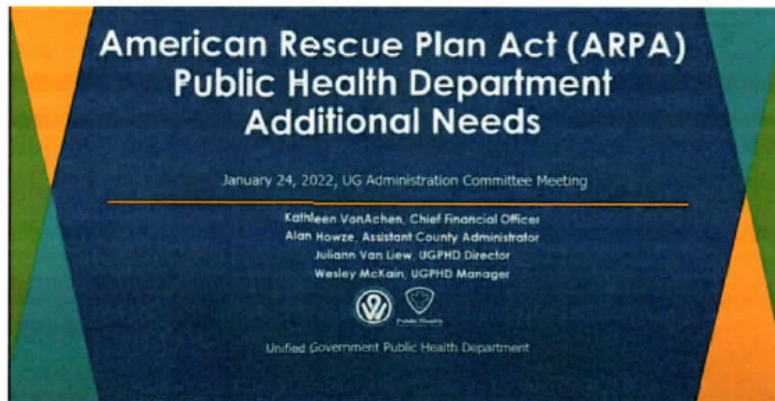
Chairman Markley said there were no revisions to tonight's Agenda.

Approval of Standing Committee Minutes from October 25, 2021. **On motion of Commissioner Kane, seconded by Commissioner Bynum, the minutes were approved.** Roll call was taken and there were five “Ayes,” Kane, Markley, Johnson, Ramirez, Bynum.

COMMITTEE AGENDA:

Item No. 1 - 211256...APPROVAL: ARPA SUBCOMMITTEE ALLOCATION RECOMMENDATION

Synopsis: Approval of ARPA Subcommittee allocation recommendation for UGPHD additional needs for 2022 and beyond, submitted on behalf of the ARPA Subcommittee by Alan Howze, Assistant County Administrator and Juliann VanLiew, Public Health Department Director.



Alan Howze, Assistant County Administrator, said I'll get us started here and hand it over to Kathleen VonAchen, our CFO, and Wes McKain, from the Health Department. This is a funding request coming through for the ARPA dollars on the county side. Just as a quick—on the process here. The ARPA Subcommittee, which Commissioner Markley chairs, has looked at, or continues to look at the allocations for ARPA as those requests come through, specifically around COVID in this case, and then makes those recommendations for funding. Those are then provided to the standing committee. Should the standing committee decide to move forward with those recommendations, then they go to full commission for authorization. So that's kind of the process here.

So, the ARPA Committee has looked at this funding request and has moved to move it forward to the standing committee, so that's what we bring with you tonight. I will just sort of be

direct about it. I think there was also an issue with the agenda and the resolution not being attached to this in the agenda item. So, I'll ask Misty Brown, maybe she can kind of clarify or weigh-in on that. As we go through this discussion here this evening, I wanted to give you information and then get the determination of the committee as to how they would like to proceed with this, given that error. Misty or Legal, anything you want to add to that?

Susan Alig, Senior Attorney, said I'm sorry. I missed what the error was. Misty and I were actually discussing something else.

Mr. Howze said that the resolution for the funding was not attached to the agenda item itself, so we don't actually have a resolution. **Ms. Alig** said I think that with a vote or with a motion that clearly defines to approve it, we can draft a resolution that matches the motion later on.

Misty Brown, Chief Counsel, said I would just echo what Susan said and what we discussed. There is a draft resolution that if it does advance to the next level that we would attach that resolution to be at the full commission meeting.

Chairman Markley asked, questions on that before we dive into the presentation, anyone? Let's forge ahead.

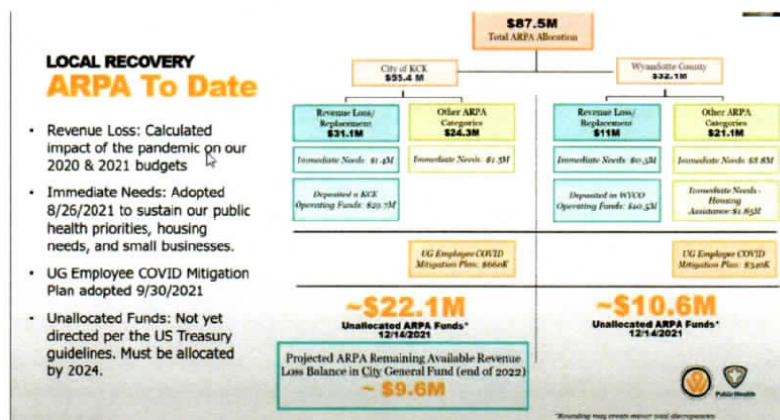
Kathleen VonAchen, Chief Financial Officer, said we've worked together with the Health Department as well as the ARPA Subcommittee, as Alan mentioned, and this constitutes the additional needs.

ARPA Update

- US President Joe Biden signed into law the \$1.9 trillion American Rescue Plan Act of 2021 (ARPA, the Act) on March 11, 2021.
- The UG is allocated \$87,516,516 in ARPA Funds
 - Kansas City, Kansas – \$55,383,872
 - Wyandotte County - \$32,132,644



Just to give you an update. The American Rescue Plan Act, as an update. Our U.S. President Joe Biden signed into law \$1.9T in American Rescue Plan Act funds as of 2021. That was passed or signed on March 11th, and the UG, as part of that Act, was allocated state and local fiscal recovery funds, \$87M in ARPA funds, of which \$55.383M is for the City of Kansas City, Kansas funds and \$32.132M for Wyandotte County.



Since then, the Commission has made a number of allocations and I wanted to kind of walk through this chart before we proceed. Here, you'll see the large number, the \$87.5M of which \$55M is for the City of Kansas City, Kansas, and \$32M for Wyandotte County. Since then, the Commission has approved a variety of items. First off, as part of the 2021/2022 budget, a revenue loss replacement calculation was included in the respective funds of KCK and Wyandotte County, and that's what this column down here is; \$31.1M was calculated on the Kansas City, Kansas side and \$11M on the County side. Then there was an immediate needs, so that left, for other ARPA categories, \$24M on the City side and \$21M on the County side.

On August 26th, a number of immediate needs were adopted by the full commission, and those immediate needs constituted funding mainly from the ARPA category or other categories in this green area. But a small portion of the immediate needs was also paid for from revenue replacement. Those portions are listed under that column here and split out accordingly.

Tonight, we're really going to be focusing on the County side because the Public Health Department is a County fund. On the next slide, we're going to focus on the County side. We're just giving you an overview of all the dollars. So that's how these were split out.

In addition, at the same time on August 26th, in addition to the immediate needs, another \$1.85M was allocated for housing assistance. Then, subsequently on September 30th, the Commission approved what is called the UG Employee COVID Mitigation Plan, which was adopted by the full Commission. That totaled \$1M of which \$660K was for Kansas City, Kansas funds, our employees working respected to Kansas City, Kansas, and \$340K is estimated for the County side.

Given all these funds, which have already been approved, the remaining balances on the Kansas City, Kansas side for ARPA is \$22.1M and that's the allocated amount as of the middle of December. On the County side it's \$10.6M that's still available and unallocated.

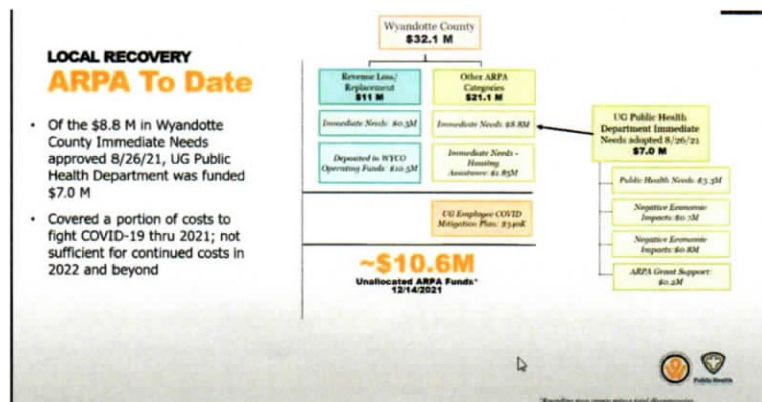
As you see up here, there's quite a bit of revenue loss, replacement money that was allocated in the operating funds. Based on the adopted budget of 2021 and 2022, we calculated that there is still revenue loss or revenue replacement monies that have not been allocated. Those are all sitting in the City General Fund and at the moment that's estimated to be \$9.6M. These big orange numbers are the amounts that have not been allocated so far.

Commissioner Ramirez said the \$9.6M, was that part of what was put into the fund balance? **Ms. VonAchen** said yes, so right now that money is the estimated amount that has not been allocated or spent as of the end of 2022 resulting from all this green column here. **Commissioner Ramirez** said so, it's what's left over. **Ms. VonAchen** said that's right.

Commissioner Ramirez said and that's just in the fund balance and that is to be allocated however, if and when we'd like, correct? **Ms. VonAchen** said right. That is, because the special feature of the revenue replacement is that Treasury allows you to spend it on government services, which is a very flexible criteria. We're including it here because we want all the commissioners to understand that this money still is available and could be evaluated as part of the conversations that the ARPA Subcommittee is having.

Commissioner Ramirez said okay, if we could “combine” and use the fund balance left over with the unallocated ARPA funds, correct? That's what I got from what you said. **Ms. VonAchen** said that's right. I should put a caveat, of course. This number is an estimate based on budget and, of course, as we finalize the fiscal year 2021 numbers and then revise the subsequent budget, this number will change.

Chairman Markley said I don't see any more questions. I think you're safe to go.



Ms. VonAchen said so, as I mentioned, tonight's focus is really on the County side of the equation. All of these numbers are still the same as what I showed before. I did want to point out that the request is coming from the Public Health Department specifically, so we thought maybe you might like to know of the total immediate needs that were adopted on the County side on August 26th. The total immediate needs on the County side was \$8.8M and of that amount, the Public Health Department received \$7M. They utilized these funds for a variety of public health needs of which these are the various ARPA categories. \$5.3M was for specifically public health needs; \$700K for negative economic impacts. This one disproportionately impacted communities, this is a typo here of \$800K. Some \$200K for ARPA grant support. The Immediate Needs Report, that's on our APRA website, has all of the individual programs specifically listed out with an explanation each of the programs. These are all just lump sums.

PUBLIC HEALTH DEPARTMENT ADDITIONAL NEEDS (ARPA)	
PROJECT DESCRIPTION	REQUEST
COVID-19 Project Manager, 1 year	\$ 63,747
Forgiveness for court fees if vaccinated (continued)	75,000
Maintain testing in schools, long-term care facilities, and high-risk settings in the community (continued)	100,000
Contact tracing/case investigation/epi (continued)	70,196
Transportation assistance for UGPHD clients	103,776
COVID quarantining & isolation (motel stays, meals) (continued)	75,000
Testing, vaccine communications (continued)	300,000
UGPHD Deputy Medical Officer	168,642
Overdose Data 2 Action	200,000
Drug misuse prevention coordinator (continued)	80,000
Non-Emergency Medical Transportation (NEMT) micro-transit pilot	150,000
UGPHD mobile clinic unit (continued)	240,000
Education Team on COVID, communicable diseases, health behaviors, and immunization outreach (continued)	220,000
Health Equity Task Force after RadX completes	424,413
TOTAL \$3.43 M	

So, now this is getting to the request of the Public Health Department, it's totaling \$3.43M and there are two slides here specifically list out all the individual programs. At this point, I would like to ask Wes McKain, from the Public Health Department, to step up and talk about each of these items.

Wesley McKain, Manager, Public Health Department, said just real quick notes before I as quickly as I can go through these items. Overall, as you look at this list, there's kind of these different categories of items in here. One of the categories is Core COVID Response. You'll see things like COVID Project Management, testing, contact tracing, quarantine and isolation, communications and maybe some others as well. Those were originally much larger requests.

As we've learned more about FEMA and about what FEMA will cover we've reduced those requests because a lot of those items are eligible for FEMA funding. There's an item in front of the Commission on Thursday about this. We still have them in here because as of right now, we have assurances and understand that FEMA will cover those costs through the end of March, but we do not know what's going to happen after that.

We would like—we were anticipating and sort of structured this to be the second and final request that the Public Health Department would make to the Commission for ARPA. So, we wanted to put some contingency funding in here for these items past the end of March. Of course, if FEMA extends that, then we will not use this funding. We will use funding we can get reimbursed for and we will return this money to the ARPA pot to be redistributed. That's a portion of the costs.

Another element is there's a lot of this that is in line with our first request, which is about our CHIP. In speaking with the ARPA Committee and the commissioners, you and your discussions, and us in our requests have prioritized advancing our CHIP as part of the framework for how these ARPA funds would be used and you'll see that throughout here.

Mr. Howze said, hey, Wes, for the benefit of the public, maybe not using acronyms and spelling out what CHIP is. **Mr. McKain** said our CHIP is our 2018 to 2023 Community Health Improvement Plan. It prioritizes four areas of health improvement that are really focused on the social determinants of health, which aligns really well with ARPA-eligible uses which that Act also was looking not only at COVID virus mitigation, but also at the economic and social recovery of communities from COVID, which aligned really well with our CHIP. So those areas are violence prevention, safe and affordable housing, jobs and education and access to healthcare services. You'll see those kinds of categories reflected in that. That was an operating framework for our first request to the Commission in that immediate needs bucket and that continues with this.

Ms. VonAchen said, Wesley, I might add just one more thing is that the community, the CHIP, the Community Health Improvement Plan, one of its ARPA overarching goals is to improve our current health standings amongst the state, because right now, if not the, one of the lowest across all the counties, right? **Mr. McKain** said we are, yes. It will be difficult, if not impossible, for us to improve that if we don't make progress on some of those underlying factors that help to promote and support health, which include housing and access living, wage, jobs, and things like that.

A lot of these you'll see continued in here. If it says continue, that means that we've requested a portion of this funding and immediate needs to be continued in an additional request. Almost always that means that we requested, not always, but almost always it means that we requested two years of funding and that we're requesting a third year of funding which would take us through the end of ARPA, which is the end of 2024.

A final thing is that we're going to be sub-awarding a lot of this funding even though the Health Department is the operating agency that will be receiving the funds. A lot of this money is being sent out into the community, that's how a lot of our work on the social determinants of health and on long-term health improvement and COVID recovery works. We are not able, we don't have all the expertise to do all the work, so we form very strong partnerships with agencies and we support them through planning and funding, communications, access to resources, things like that.

The final, final thing is there are some items in here that are specifically for Health Department, for our clients and for us to support our clients more during this COVID pandemic, and so I will mark those out as well. I'll stand right now for questions. That's overview, then I'll kind

of dig in briefly into each item as we go forward.

Commissioner Bynum said Wesley, I want to make sure I understand some of what you said early. If there is an item here that is potentially reimbursable to the Unified Government from another source like FEMA, then you will go that route first; however, we only have clarification from FEMA, for example, of things they are going to pay for or reimburse for through March of 2022. So, what you're seeking is to lock in with these dollars that these needed functions will be funded one way or another, but if you get word that FEMA would reimburse something beyond that date, then you would go that route and that would free this ARPA dollar back up for other ARPA uses. Did I say that right? **Mr. McKain** said you got it exactly right. Yes, it's really a timing issue.

Commissioner Bynum said and I get that. That's how things work, right? But I guess the tagalong question to go with that is you're asking for funding that takes UG Public Health and your partners through the end of ARPA eligibility time. And so, if, let's say in 2024 we're still dealing with something and we get word late that FEMA's going to reimburse, what are we doing to our own ARPA timeline is the question? Are we squeezing our own timeline?

Mr. McKain said I don't believe we will and that's the reason I believe—I don't believe we will. All of the items that are going to be FEMA-eligible, those are—there's a lot that we'll just subaward and will last out. We intend to have budgeted out through the end of 2024. But all the FEMA-eligible items are really items that are going to be operative here in the next year. Things like COVID communications, contact tracing, those items will, I mean, I'm not a fortune teller, unfortunately.

I don't know exactly what's going to happen in the next year, but certainly I don't think that FEMA will continue doing this kind of staging process and we wouldn't be able to know how much. I think that there will be time to be able to shift and adjust and that we won't be kind of playing this game with FEMA for the next three years. I think that'll be a little bit sooner than that, and if not then that'll be an interesting problem to have. But yes, I don't know 100%, but I don't think that will be an issue.

Commissioner Bynum said well, I appreciate it. It's fair enough. And, Kathleen, I think that—is there some ARPA rule that says it just has to be encumbered by this certain date and not necessarily spent that helps us maybe not have a potential crunch like that? **Ms. VonAchen** said that's correct.

Commissioner Ramirez said this question may have already been asked and answered, so I apologize. Are all of these items eligible for FEMA reimbursement? **Mr. McKain** said no.

Commissioner Ramirez said like the Drug Misuse Prevention Coordinator, is that currently being funded? **Mr. McKain** said that says continued, so we did receive two years of funding for that in the Immediate Needs request and are about ready to onboard a person for that based upon the increase in overdose rates in our County. That \$80K is for a third year to be able to provide extended funding for that person to continue to work. So, we've received part of the funding, and that \$80K would be then to take us out to the end of 2024.

Ms. VonAchen said just to clarify each one of these items if it has continued at the end of it, it means that it was started with the Immediate Needs Report, and it's being continued in this.

Commissioner Ramirez said okay, so the original, the first ask—the Health Department came. Let's say FEMA, so the testing and all the COVID-related, those can be eligible for FEMA reimbursement, correct? **Mr. McKain** said yes, yes. For instance, the testing. Let's see the one that says testing and vaccine communications, \$300K. That is, really the reason that's in there is let's say we spend quite a bit of money getting word out to our community about COVID and then we spend it and then we get to April and FEMA is no longer going to be reimbursing those dollars. We need a pot of money to be able to continue doing that work. If we don't have accounts that have a big amount of money in them to be able to spend that, that's kind of when ARPA kicks in.

It's like this kind of, a little bit—I don't want to call it a game, but it's like a process where we want to prioritize FEMA for as long as we can, but we have to have some contingency in place in case FEMA says—and often times we don't know until kind of right before the deadline or early before the deadline. So, these are really contingency funds and it's difficult to then go through this process to get accounts that have money in them to be able to pay our bills. It is a little unusual, I know, but it's good to think of those as kind of safety contingency funds to be able to use that.

Ms. VonAchen said basically because these needs will continue because the pandemic is still continuing, but FEMA reimbursement may stop at the end of March. We still need to be able to meet those needs.

Commissioner Ramirez said okay. This might be a very premature question since we're just towards the end of January. Has FEMA—been any indication that they might extend past March? **Mr. McKain** said as of—we asked the State that on a call that Matt May hosted on Friday of this last week and she said, I have no idea.

Commissioner Ramirez said so for the last dot to connect. These funds, the \$3.43M won't kick in until after the ending of FEMA reimbursement, correct? **Ms. VonAchen** said no, these would be, in effect immediately. It's for 2022 and beyond.

Mr. Howze said a portion of them that are clearly what we define as FEMA reimbursable, those will be sort of held back, in a sense. Other portions of this would kind of kick in right away and would not be FEMA eligible at this point. So those funds would get accessed and go into motion more quickly.

Ms. VonAchen said I just want to point out that Central Accounting, myself, Wes, and the Grants Managers are all looking at this very closely and keeping very close track of all of these expenditures. We're making sure we have all the documentation so that we can seek reimbursement. What you're seeing here is a very summary kind of information. But, we're all over this and on top of it.

Commissioner Ramirez said okay, good thing. I had asked or try to make that connection because I was seeing or viewing this completely different than what was explained, and that might have been just my fault not really following. I'm glad that I asked that last question.

Commissioner Kane said related question to this chart, and I was asked this the other day, is there a way that the Health Department can say this district had so many shots and this district had so many shots to separate the districts to see which ones got so many and which one doesn't? Is that possible from the Health Department? **Mr. McKain** said we can break it down geographically, another level, if it would be a commission district or zip code or something like that, but there's no way to provide a basic...

Commissioner Kane said zip code is fine, district is even better, and I'd appreciate that.

Chairman Markley asked other questions before we move on? Not seeing any, so, Wes, you can proceed.

Mr. McKain said I'll try to—I kept trying to time myself to make this short, so I'm going to make this as short as I can. COVID Project Manager, I think, is fairly self-explanatory. We have a lot of different projects going on and have to be convened and kept on track. That role's been very important to us.

The forgiveness of court fees if vaccinated. That's a project that was allocated for one year and the Immediate Needs, we're asking for a second year. That's a project, a partnership with Brandy Brajkovic from Municipal Court to be able to hit two purposes. One, to relieve people who have been vaccinated of a certain portion of their court fees and then also to help them get their suspended driver's license reinstated, which is related to our Workforce Development Strategies trying to give people access to jobs. You don't have a driver's license, it's more difficult to be able to get to a job. So, it's a multiple purpose one, and we're enthusiastic about it and would like to get a second-year funding for it.

Testing is another one. That's one of those FEMA-eligible contingency funds.

Contact tracing. We have burned through a lot of contact tracing dollars. Now, our approach has changed a little bit with that with just a humongous number of caseloads so our costs might not be quite as significant, but we burned through the first allocation of \$200K very quickly. We would like some more with that. Something to note is contact tracing is not FEMA-eligible for reasons I don't understand, but it's just not on the list. We do need to have a pot of money for that.

Transportation assistance for UGPHD clients. By the way, that acronym stands for Unified Government Public Health Department. That is a service to our clients that we would like to put in place. During this time, that amount we estimate would fund free transportation door-to-door for a portion of our clients who need it from now until the end of 2024.

COVID quarantining and isolation. That's another one that we believe is FEMA-eligible. That's one that has been on the line, but we're working on that right now to get that shored up, but that is helping people who are unsheltered or who are unhoused who need shelter. If they're COVID-positive, they can't be in the same areas as other folks who are sheltered, and so we put them in hotel rooms or other short-term rental units to be able to help them isolate until their symptoms resolve.

Testing and vaccine, communications, that's one of those FEMA-eligible items that is contingency.

Our Medical Officer, this is a continued one. We asked for a year. Having that extra leadership has been very helpful for us during the pandemic. That's another person to be able to provide guidance and leadership to us. So, that would take this role out until the end 2024.

These next two are about substance abuse prevention. This is an item—overdoses increased in 2020 and 2021. We have early data. I just got data in the last month that overdoses—there's evidence that overdoses, opioid overdoses in particular, are increasing in Wyandotte County as well. We have not convened and not had a program in this in the past, and so this is a really excellent and actually somewhat urgent time to focus on this issue. It's some implementation dollars for that project to be able to work with clinics and others to be able to prevent and treat this issue. Then it's a third year of staffing for a coordinator, and we got the first two years for that in the first allocation.

Non-emergency medical transportation PILOT. This is one that we've done a lot of work on it, the community pulling together, healthcare clinics, to be able to provide not emergency room visits but transportation to our Safety Net Clinics and hospitals for non-emergency issues, and we've developed partnerships. There's a funding project from a grant application from the Kansas Department of Transportation that's out there for this. Transportation access is one of the biggest issues that comes up when people talk about why they can't access health services. It's always in the top three. This would extend that. We're hoping to match some funds that we got from—that we hope to get from KDOT to be able to extend this beyond one year. That's what that is.

Our mobile medical clinic. We've asked for the funding to provide for that clinic in our first immediate needs request. That's really exactly what it sounds like. It would allow us to take our services on the road. It allows us to go places where people might have difficulty accessing services for lots of reasons: age, transportation, income, anything like that; proximity to the Health Department. They might live far out west and it might be difficult for them to get here. That's a lot of work getting that set up, so we'd like to have a temporary staffing person to get that off the ground. That's what that coordinator salary is for on that.

Education team. We have never had a health education team, but we started one during COVID because we were doing a tremendous amount on it. We asked for that within immediate needs for two years. This is the third year plus a little bit. We underestimated the salaries a bit on that, so it's a little bit of the salaries for the first two years; and then also some marketing costs to be

able to educate, not just about COVID, but about the items there as well. Our other health issues have not gone away and in some cases, might have gotten worse during COVID. We're really excited. We're actually in the hiring process this week for that team which is really great.

And then Health Equity Task Force. RadX is the grant right now that funds it, but we started this during COVID to really work on health disparities that we were seeing in COVID, the African-American mortality rate, the increased case rates among non-white populations. That work convenes and really spearheads a lot our health equity work. We would like to fund that and continue that through the duration of the ARPA period. To continue to work on our health equity strategies takes a lot of time and partnership, a lot of time to do it well. It's two staff people to be able to coordinate with that committee and all of the leaders who are part of that.

PUBLIC HEALTH DEPARTMENT ADDITIONAL NEEDS (ARPA)	PROJECT DESCRIPTION	REQUEST
CONTINUED FROM PRIOR SLIDE UG PUBLIC HEALTH DEPARTMENT ARPA ADDITIONAL NEEDS FOR 2022 AND BEYOND TOTAL \$3.43 M	CHIP Coordinator additional position at UGPHD & ARPA Coord	\$ 340,000
	Telehealth pilot program expenses at Quindaro Community Center, for pregnant families	50,000
	2 attorneys from Kansas Legal Services focused on both housing issues (continued)	150,000
	Two (2) bi-lingual housing navigator staff to assist people in community with housing/housing education needs (continued)	100,000
	WYEDC backbone support for CHIP Jobs & Education (continued)	40,000
	CHIP Health Access Lead Agency backbone staff (continued)	40,000
	CHIP Housing backbone support for new Lead Agency (continued)	80,000
	MOCSA serve as CHIP Violence Prevention lead agency (continued)	74,000
	WYCO Public Health Corps	31,000
	Community Health Workers specifically working with pregnant families to navigate resources	160,160
	Violence prevention community health workers to the hospital-based violence interrupter program (REVIVE) (continued)	100,000
	TOTALS — PUBLIC HEALTH DEPT ADDITIONAL NEEDS (ARPA)	\$ 3,435,934

We have a CHIP coordinator. We have one staff person in our Health Department fulltime who works on CHIP. We would like another person to be able to work on this expansion of this during the COVID recovery. That's what \$240K of that first request is. Then the ARPA Coordinator is a continued one. It takes quite a bit of resources to get these dollars out administratively and things and so that is a third year of that.

The Telehealth PILOT Program. That actually pays for a lease for the Quindaro Community Center. That's the only cost for that. It's one that we're still getting up and running. The partnerships are developing. It allows for moms and families up in the northeast to be able to access Telehealth maternal visits if they have difficulty getting to the doctor.

These next two will be RFPs that we will submit. Unfortunately, it says Kansas Legal Services. We'll have to do an RFP for one. There are other potential agencies who will do that.

That's low income legal assistance. It's not only housing. It's housing, disability, Medicaid, family issues, employment issues, lots of things that people can find themselves in who if they're alone and can't navigate, they have a very difficult time. We heard that from our CHIP. It's very, very important. Lots of people said that was a huge need for members of our community.

Then, the bottom one as well. The one below it, housing navigation staff for individuals who speak Spanish in our community. Lots of housing dislocation during COVID because of lots of reasons. People whose primary language is not English, it's even harder for them to navigate those issues, and so that's an RFP we're going to find an agency to be able to help residents in the committee on that.

The next four, I mentioned, are four areas of our Community Health Improvement Plan, our CHIP. Those agencies are really the backbones, I guess you could say, of our CHIP. All of our partnerships in those sectors and spheres run through those agencies. We received two years of funding with the first one. This allows for a third year through the end of ARPA.

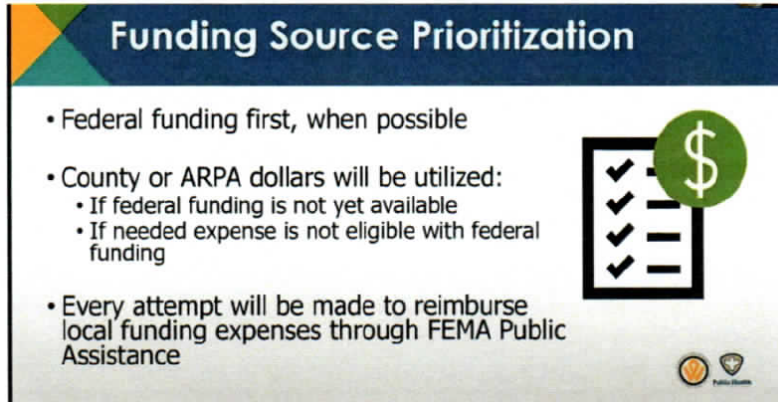
WyCo Public Health Corps. I'm not going to steal the thunder of that because that's the next presentation, but that's a really great opportunity. Very small amount of the total project cost is not covered under that award that we're seeking, so this is for some non-covered costs that we're requesting through ARPA.

Then these last two are about community health workers. Community health workers are really, really wonderful people who stand in between social services, governmental services, employment resources, and communities. They're from the community that is being served, but they are experts in the systems. They really function as navigators and people who walk alongside people who have difficulties getting the services. It's a growing model that's been really helpful in lots of areas. Two of them here are maternal health, so helping women navigate that as they're having a child. Those will be stationed at the Health Department for that.

Then the last one is actually a violence interruption program that THRIVE, which is violence prevention initiative in Wyandotte County led by a portion of KU has been working with KU Hospital to be able to interrupt violence by providing trained experts for people who are caught in cycles of violence. They bring people who are trained and experts in this who understand and have been a part of that in the past to be able to interrupt those. It's an evidence-based program that's been very effective. That partnership has taken a lot of time to set up, and that's for a third year of funding for that as well.

I know that's a lot. I apologize for how brief and high level that is, but I'll stand for questions on that.

Chairman Markley asked, questions, anyone? I'm not seeing any hands. Is there another portion of this discussion, team, before I ask for public comments or anything from that world?



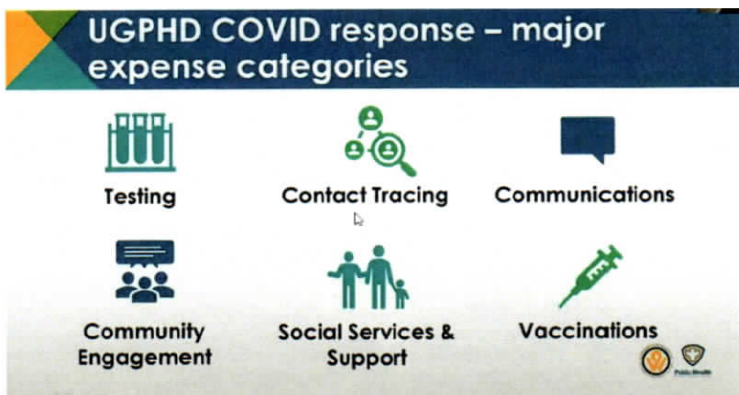
Funding Source Prioritization

- Federal funding first, when possible
- County or ARPA dollars will be utilized:
 - If federal funding is not yet available
 - If needed expense is not eligible with federal funding
- Every attempt will be made to reimburse local funding expenses through FEMA Public Assistance

The slide includes a graphic of a checklist with a green circle containing a dollar sign, and a small FEMA Public Assistance logo at the bottom right.

Ms. VonAchen said there are three or four slides here that you've seen before that generally talk about the objectives the Public Health Department is pursuing in terms of not only these ARPA funds but all funding sources and then how they've been done.

At the end of the last slide talks about what we are planning to put into the resolution. Generally speaking, I want to mention that, again, when we are looking at funding sources, we're prioritizing Federal funding first and then, subsequently, County or ARPA dollars. If Federal funding is not yet available—we'll use ARPA and Counting funding if Federal funding is not available and if needed expenses are not eligible for reimbursement. Every attempt will be made to reimburse local funding through the FEMA Public Assistance Program.

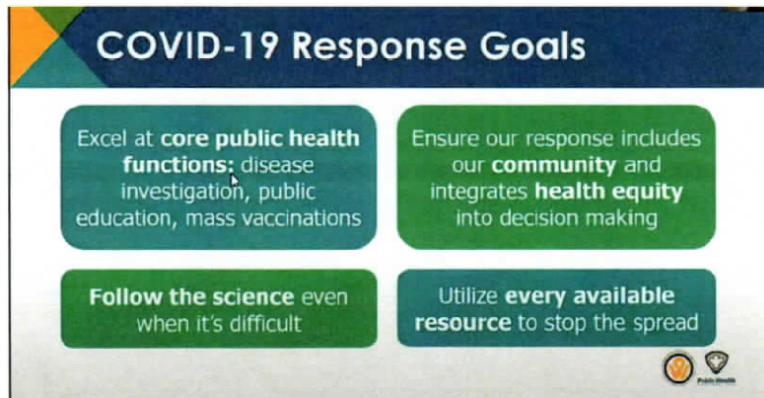


UGPHD COVID response – major expense categories

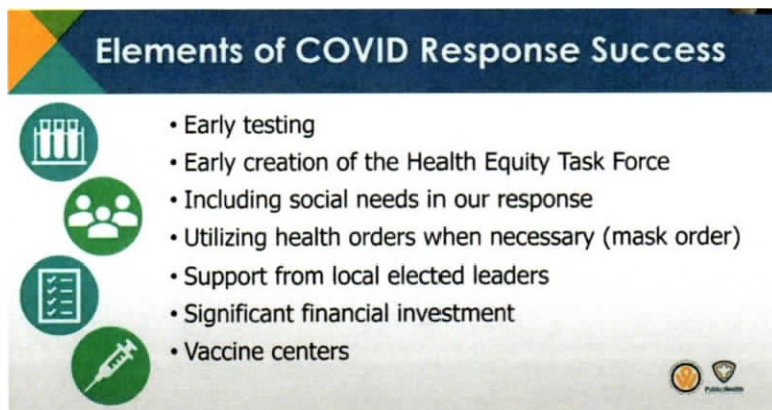
 Testing	 Contact Tracing	 Communications
 Community Engagement	 Social Services & Support	 Vaccinations

The slide includes a small FEMA Public Assistance logo at the bottom right.

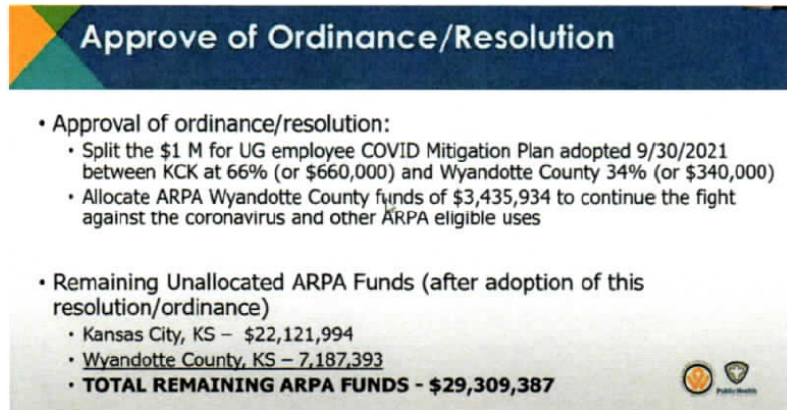
Generally speaking, the Public Health Department's response to COVID has hit into these major expense categories. Again: testing, contact tracing, communications, community engagement, social services, and vaccinations. Those are the key categories.



The response goal has been to excel at core public health functions, disease investigation, public education, mass vaccination and to ensure our response includes community and integrates health equity into decision making. They follow science even when it's difficult, and they utilize every available resource to stop the spread.



They've had some response successes. We've had early testing, early creation of the Health Equity Task Force, increased social needs in our response, they've utilized health orders, when necessary, supported local elected officials, and we've made significant financial investments and set up various vaccination centers. They've been very busy this past 18 or 24 months, I'm forgetting how long it's been now.



Approve of Ordinance/Resolution

- Approval of ordinance/resolution:
 - Split the \$1 M for UG employee COVID Mitigation Plan adopted 9/30/2021 between KCK at 66% (or \$660,000) and Wyandotte County 34% (or \$340,000)
 - Allocate ARPA Wyandotte County funds of \$3,435,934 to continue the fight against the coronavirus and other ARPA eligible uses
- Remaining Unallocated ARPA Funds (after adoption of this resolution/ordinance)
 - Kansas City, KS – \$22,121,994
 - Wyandotte County, KS – 7,187,393
 - **TOTAL REMAINING ARPA FUNDS - \$29,309,387**

Finally, I just want to make the key points in the resolution. We actually have a drafted resolution, it was just failed to be uploaded into the system, so you're not able to see it, but this resolution that's being reviewed by the Legal Department would include several items. First off, back in September the Commission approved \$1M for the UG Employee COVID Mitigation Plan, it was adopted on September 30th. But the point is that resolution should have split the money between KCK and Wyandotte County because that's how the funds are allocated. To do a little bit of a cleanup, we're inserting that language in this resolution so that it's specific, specific enough for our Federal reportings. We're allocating 66% of the million dollars on the Kansas City, Kansas side and 34% on the Wyandotte County side. This is not new money; it's just taking existing money that was allocated already and splitting it between the respective recipients.

Then lastly, the five resolution allocates in County funds \$3.4M to continue the fight against the Coronavirus and other ARPA-eligible uses as we specified here in this presentation. So, if you subtract out this \$3.4M then you end up with Wyandotte County money available of \$7M rather than the \$10M you saw earlier in the slide, it's now \$7M. The total ARPA remaining funds totals \$29.3M, not including the amount that's sitting in the City General Fund of revenue replacement. This is purely the ARPA-allocated funds that are available with the approval of that resolution. Any questions?

Action: **Commissioner Bynum made a motion, seconded by Commissioner Johnson, to approve the proposed ordinance and resolution with the cleanup language for the UG Employee COVID Mitigation Plan that was previously adopted, and the allocation of our County side funds of \$3.4M to continue the work of the**

Unified Government Public Health Department with regard to mitigating COVID-19.

Chairman Markley said we do have a motion and a second. I'll ask the Clerk if we received any comments from the public. **Monica Sparks, Deputy UG Clerk**, said we have not received any comments.

Roll call was taken and there were five "Ayes," Kane, Johnson, Ramirez, Bynum, Markley.

Item No. 2-211264...APPROVAL: STREET OVERLAY DISTRICT UPDATE

Synopsis: A consideration of the update to the 47th Street Overlay District in order to remove the requirement for a separate, inter-jurisdictional review panel comprised of the Unified Government, City of Westwood and City of Roeland Park, and other updates that allow each municipality to independently review their portion of this shared overlay district, submitted by Gunnar Hand, Director of Planning and Urban Design.

Gunnar Hand, Director of Planning & Urban Design, said in your package you should have received a draft of this update to our 47th Street overlay ordinance. This ordinance is put together in conjunction with the cities of Westwood and Roeland Park, as well as the Unified Government. You all may be familiar that we have an existing overlay for about the last 10 years at which point we had created a Joint Design Review Committee amongst the three individual cities. That was finalized in an inter-urban agreement. All three cities, over the last year, have come together to remove the need for said joint design review, they instead have put that back—we have decided to put that back onto our individual Planning Commission's Board of Zoning Appeals and Board of Commissioners, respectively.

Essentially, we went through a comprehensive review of the ordinance itself, put together a couple of updates that we saw above and beyond the core mission here which was to remove that Joint Design Committee. It's been reviewed by Legal. It is in compliance with the interlocal agreement currently established, so we're not breaking any rules there. It is planned to be heard at the Planning Commission in February and if recommended for approval at that time, by the full Board of Commission later in February, so we're not asking for any immediate advance of this

current to the next Board of Commissioners this Thursday. This is just ahead of time, moving along, and looking forward to February. Happy to take any questions if anybody has any specifics as it relates to the ordinance amendment.

Commissioner Ramirez asked can you in the best layman's terms as possible, describe what an overlay district is? **Mr. Hand** said so this essentially implements a couple of different design guidelines. It makes them an actual part of the zoning code. So, if you seek—you can't seek a deviation from it like you can other design guidelines that we use in our review process. It's incorporated as an overlay district in the zoning code specifically.

This talks about along 47th Street really trying to create a unique character along the 47th Street corridor. You might be familiar with them currently working through a complete street project on 47th Street. This was all part of the 47th Street Corridor Plan that was developed, again, about a decade ago. Out of that, they created this overlay district, the complete street's plan, and the ongoing implementation project that's been happening on 47th Street. It went from bike lanes—it's going to get upgraded to bike boulevard. So they're all part and parcel one together.

The overlay itself is essentially a district that floats over the zoning on the ground. We still have R1, C1, all those codes still maintain, but the overlay's additional guidelines; excuse me, additional standards on top of it. These speak mostly to creating a mixed-use urban district on 47th Street.

Chairman Markley asked, any questions? Clerk, are there any comments from the public? **Ms. Sparks** said we have not received any comments.

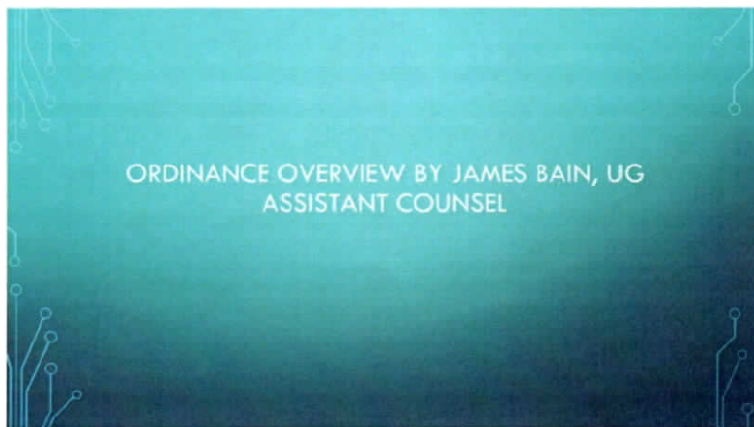
Chairman Markley said if there are no further questions from the Commission, I will entertain a motion.

Commissioner Ramirez said I believe Gunnar said there is no approval needed for tonight, correct? **Mr. Hand** said no, we do need a motion. We're not asking you to move it quickly to this Thursday like it has been over the last couple of weeks.

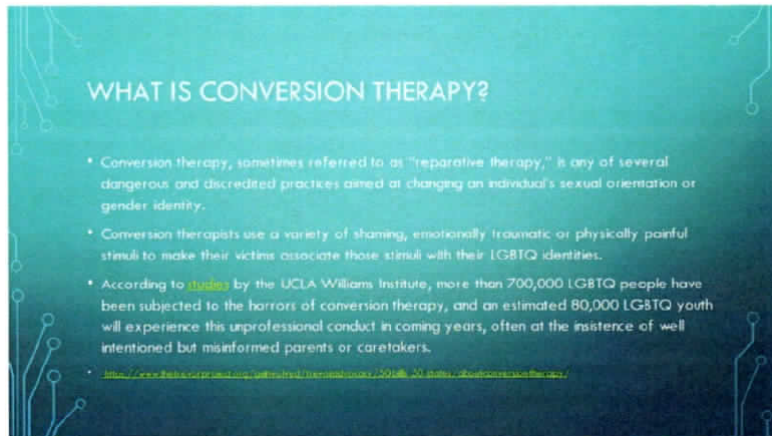
Action: Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve. Roll call was taken and there were five "Ayes," Kane, Johnson, Ramirez, Bynum, Markley.

Item No. 3 - 211240...ORDINANCE: CONVERSION THERAPY PROHIBITION

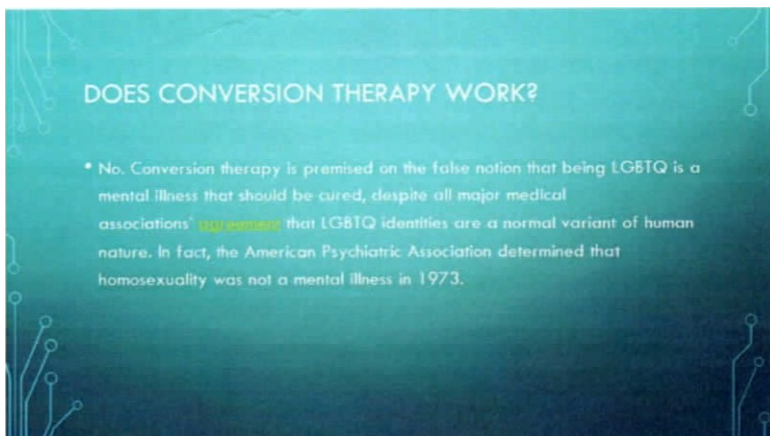
Synopsis: An ordinance adding Section 22-44 to the Code of the Unified Government of Wyandotte County/Kansas City, KS, establishing a prohibition on conversion therapy of minors, submitted by Christian Ramirez, District 3 Commissioner; and James Bain, Assistant Legal Counsel.



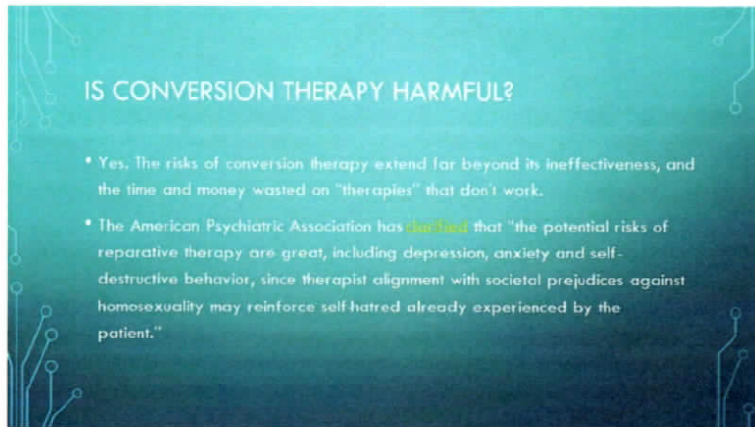
Commissioner Ramirez said first I want to thank James Bain for working with me. I know I presented this to him about when I first got elected. Thank you for continuing to work with me on that. I have a short presentation. I know there was a presentation presented in the packet, but I made a few changes since then. This is for a conversion therapy ban within the city limits of Kansas City, Kansas.



Just to go over what it is. Conversion therapy sometimes referred to as reparative therapy is any of several dangerous and discredited practices aimed at changing an individual's sexual orientation or gender identity. Conversion therapists use a variety of shaming, emotionally traumatic or physically painful stimuli to make their victims associate those stimuli with their LGBTQ identities. A UCLA Williams Institute study found that more than 700,000 LGBTQ people have been subjected to the horrors of conversion therapy. An estimated 80,000 more youth will experience this unprofessional conduct in coming years.

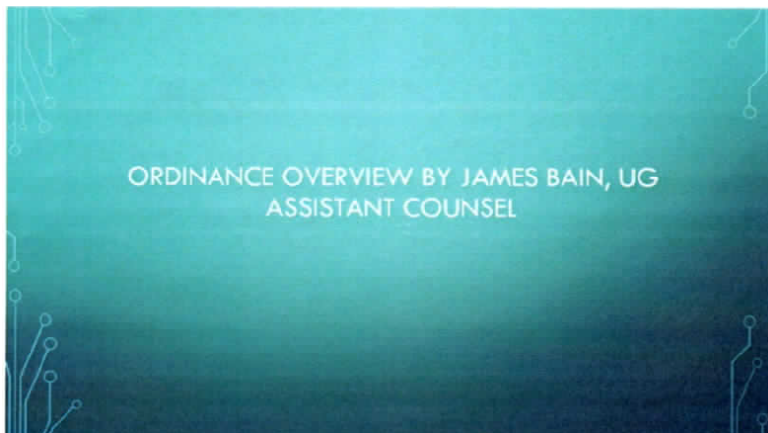


So, the question is, does conversion therapy work? No. Conversion therapy, it's premised on the false notion that being LGBTQ is a mental illness that can be cured. But all major medical organizations and associations agree that LGBTQ identities are a normal variant of human nature. The American Psychiatric Association determined that homosexuality was not a mental illness in 1973.



Is conversion therapy harmful? Yes. The risks of conversion therapy extend far beyond it's ineffectiveness, and the time and money wasted on "therapies" that don't work. The American Psychiatric Association clarified that the potential risks of reparative therapy are great including depression, anxiety, and self-destructive behavior. Since therapists alignment with societal prejudices against homosexuality may reinforce self-hatred already experienced by the patient.

James Bain, I don't know if you would like to give an overview of what the ordinance does itself.



James Bain, Assistant Counsel, said so the ordinance makes it a crime for licensed medical providers, either medical or mental health providers, makes it a crime to conduct conversion therapy on minors. Adults can still make a decision to see a medical or mental health professional if they choose. The ordinance exempts religious activities or religious counseling by a pastor. The ordinance allows counseling within a family, and holds those free speech rights within a family as not a criminal activity. So, it focuses on licensed medical providers conducting conversion therapy on minors.

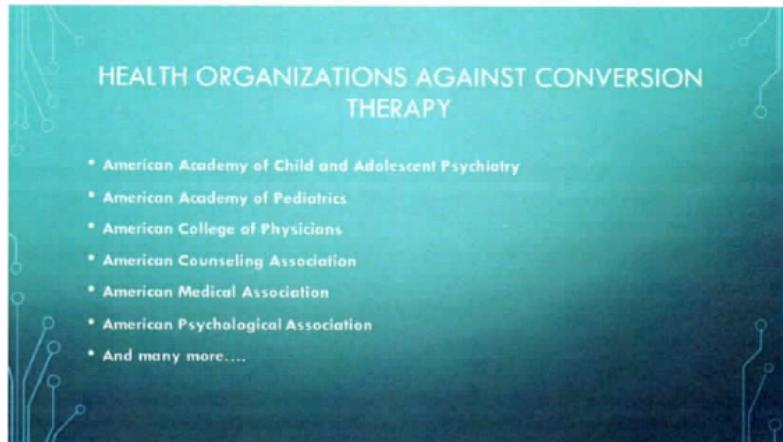
Commissioner Ramirez said I will preface this ban does not preclude a medical professional or therapist or psychiatrist who provides counseling to LGBTQ youth who may be going through the coming out process. This does not disallow you from doing that. I want to make that very clear.



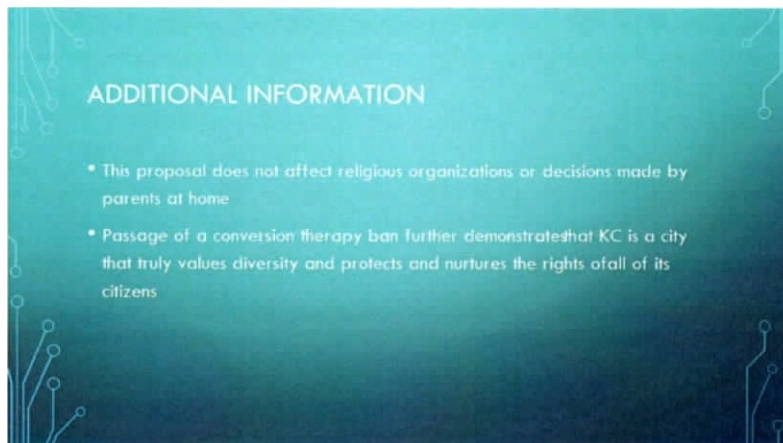
Just to give an overview of where we are with conversation therapy bans around the U.S. There are conversion therapy bans for minors in 20 states, Puerto Rico, and the District of Columbia. Thirty states and four territories do not have any state law or policy. Kansas is one of those states.



There are over 100 cities and counties across the U.S. who have this ban, including Kansas City, Missouri; North Kansas City, Missouri; Independence, Missouri; Roeland Park, Kansas; Lawrence, Kansas; and Prairie Village, Kansas.



This is just a very short list of all of the health organizations who have come out or made statements against conversion therapy saying it has no scientific or mental health validity whatsoever.



Additional information that James had mentioned, this proposal does not affect religious organizations or decisions made by parents at home. Passage of the conversion therapy ban further demonstrates that Kansas City is a city that truly values diversity and protects and nurtures the rights of all of its citizens.



I want to thank James, again, for all of his work and also Tom Alonzo and the Equality Kansas and our Human Relations Commission and the county and city for working on this and hanging on with me through this. It's taken me a couple of years to get this onto an agenda, so I thank Commissioner Markley. You and I had a conversation. So, thank you for allowing us to have this conversation. If anybody has any questions or comments.

Mr. Bain said I just would touch on the in-home activities. This ordinance does not infringe on child in need of care laws that we have in Kansas. So, if a youth is being terrorized in their home, we do have child in need of care laws that DCF could be involved in that home without the use of this ordinance. So, we're trying to stay out of that lane, that DCF lane and that child in need of care lane by focusing on the licensed medical providers.

Commissioner Bynum said I appreciate the clarification from James Bain on that last item, and I thank Commissioner Ramirez for the work and bringing it forward. I would like to make a motion to adopt this conversion therapy ban. Is it county-wide or city-wide? I guess I missed that part. Commissioner Ramirez said it's just within the city limits of Kansas City, Kansas.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to adopt the conversion therapy ban.**

Commissioner Markley said we have a motion and a second. We also have a couple of comments.

Commissioner Kane said let the lobby speak first, please.

Chairman Markley said certainly. We do have a request to speak, I believe, the Clerk can announce.

Ms. Sparks, Deputy UG Clerk Office, said we have a participant in the public lobby. They would come forward and state their name.

Lisa Wright, Overland Park, KS, said I do have ties to the Kansas City community as one of my five children recently taught first grade at McKinley Elementary for four years. Another of my children is a member of the LGBTQ community. That child identifies as clear non-binary and teaches first grade in New Orleans. My child found PFLAG Kansas City, the support group for me when they came out. PFLAG is a national organization of parents, families, friends, lesbian, gay, bisexual, transgender, questioning people who provide a support system for the families and friends of LGBTQ people to enable them to understand, accept and support their children with love and pride. They also provide education for individuals in the community at-large, and support the full human and civil rights of lesbian, gay, bisexual, transgender, questioning people.

PFLAG's vision is to create a world where differences are celebrated and all people are valued inclusive of their sexual orientation, gender identity, and gender expression.

Conversion therapy describes a range of dangerous and discredited practices falsely claiming to change or, from the perspective of these organizations, correct a person's sexual orientation or gender identity or expression to a heterosexual practice or cisgender expression. These practices have been rejected by every mainstream medical and mental health organization for decades, but due to continued discrimination and societal bias against LGBTQ people, there are some practitioners who continue to conduct conversion therapy.

Minors are especially vulnerable to this abuse, and the practice of conversion therapy can lead to depression, anxiety, drug use, homelessness, and suicide. Research conducted at the San Francisco State University found that if an LGBTQ child is rejected by their family or caregivers, their risk of attempted suicide is eight times higher than their peers, and they are six times more likely to report high levels of depression.

As a society, we need to accept everyone for who they are. I want my children to be accepted for who they are without risk of anyone trying to change the amazing human beings they have

become. **Ms. Sparks** said you have one minute. No one should lose the love and support of their family because of who they are or who they love. God did not create my child to hate my child. Please love your children.

Chairman Markley asked Clerk, did we receive any other public comments before I move to Commission Kane. **Ms. Sparks** said we did not.

Commissioner Kane said I don't even know where to start. Christian, I have never agreed with you more, ever, than right now. I know so many people that live alternative lives and they're outstanding people. To put somebody through something like this is unbelievable. I don't get emotional, but I support this, I support you in this, and I support everyone else that lives an alternative lifestyle.

Roll call was taken on the motion and there were five "Ayes," Kane, Johnson, Ramirez, Bynum, Markley.

Item No. 4 - 211235...PRESENTATION: UG VISTA PROGRAM AND PUBLIC HEALTH AMERICORPS APPLICATION

Synopsis: A presentation about the UG VISTA Program and request for approval for new AmeriCorps program, Public Health AmeriCorps, submitted by Tory Anderson, Health Department.



Alli Zuel, AmeriCorps Initiative Supervisor, Public Health Department, said the Health Department houses the AmeriCorps VISTA Program that we have here at the Unified Government. My purpose is twofold. Alan Howze suggested that I give a presentation to all to update you all on

the wonderful work our AmeriCorps VISTA members are doing here within our program, and then also ask for grant application approval for WyCo Public Health Corps for the Public Health AmeriCorps application. I'm going to do first the VISTA presentation and then go into the details about our grant applications.

Agenda

- Brief overview of AmeriCorps and AmeriCorps VISTA
- History of the UG VISTA Program
- A look at the UG VISTA Program
- Highlights of UG VISTA member service
- Opportunities for growth



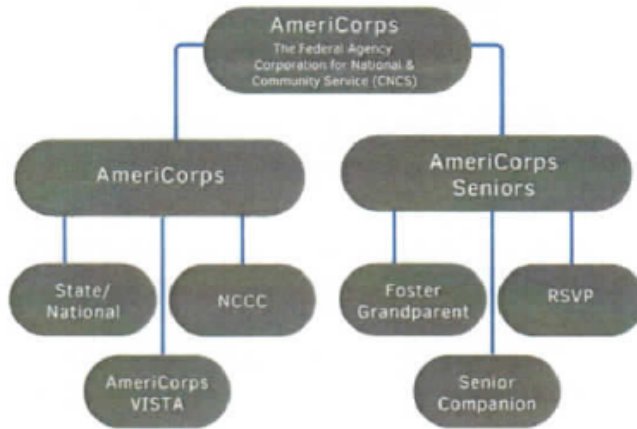
Here's just a small agenda. Just a brief overview about AmeriCorps VISTA and AmeriCorps, a brief history about our program, as well as kind of a look at our program right now, some highlights, and then going into what I call an opportunity for growth, which is the grant applications for Public Health.



- AmeriCorps, a federal agency, brings people together to tackle the country's most pressing challenges through national service and volunteering.
- The VISTA Program's mission is to engage members in a year of full-time service to strengthen organizations that eliminate or alleviate poverty through the mobilization of community volunteers and resources.

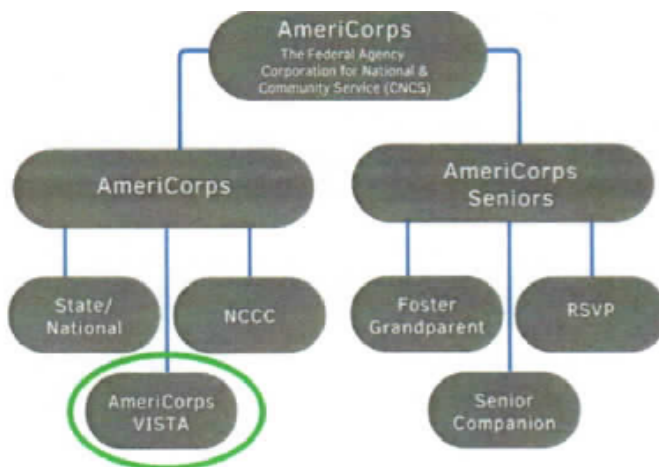


First, I believe most of you are familiar with AmeriCorps. It's a Federal agency, so a Federal program that brings people together to tackle our community's most difficult challenges through national service and volunteering. VISTA specifically is a program that engages members in a year of service to strengthen our community and eliminate poverty through the mobilization of volunteers and community resources.



I wanted to provide you kind of a chart about AmeriCorps because AmeriCorps can be somewhat confusing if someone isn't up to date on all of the lingo. There is a Federal agency that used to be called the Corporation for National and Community Service, it now does business as the title AmeriCorps. Then there are two kinds of main programmatic levels, one is called AmeriCorps also and then the other is AmeriCorps Seniors. Under AmeriCorps we have State/National, VISTA and NCCC. Under Seniors we have Foster Grandparent, Senior Companion and RSVP.

Here, in Wyandotte County, through all of the different organizations that apply for AmeriCorps grants, we have almost all of these AmeriCorps programs in Wyandotte County. Specifically, at the Unified Government, we have a VISTA Program which is housed in the Health Department, which is what I coordinate and manage. Some of the departments do participate in an RSVP Program through the United Way. Then there are other programs in Wyandotte County that cover the other sort of programs, if you will, for AmeriCorps.



So right now, I'm just going to talk to you about AmeriCorps VISTA.

AmeriCorps VISTA

Key Principles

1. Anti-poverty focus
2. Sustainable solutions
3. Community Engagement
4. Capacity Building

Focus Areas

- Education
- Economic Opportunity
- Disaster Response
- Environmental Stewardship
- Healthy Futures
- Veterans & Military Families

The key principles are an anti-poverty focus, sustainable solutions, community engagement, and capacity building. AmeriCorps VISTA members do capacity building so they don't do direct service or have direct interaction with clients. They do more, if you will, background or program development, those types of things. The focus area for AmeriCorps VISTA is on education, economic opportunity, disaster response, environmental stewardship, healthy futures and veterans and military families. Specifically, our program focuses a lot on healthy futures, economic opportunity and then more recently, disaster response with the COVID-19 pandemic.

Overview of the UG VISTA Program

- Current grant allows for 33 fulltime members, 2 VISTA Leaders and 20 Summer Associate members.
- Receive funding from AmeriCorps to operate the program– pays for two full-time staff. Totals \$171,453
- All-in the AmeriCorps investment is over \$1.1 million dollars
- Currently have 14 members doing great work in neighborhood revitalization, COVID-19 response, communications, and more.
- 20 placement sites– 11 UG Departments & 9 Community Partners

Specifically about our program, we operate the largest intermediary AmeriCorps VISTA Program in the State of Kansas here at the Unified Government. Our grant allows for 33 year-long full-time members, 2 AmeriCorps VISTA leaders, and 20 summer associate members. We receive funding from AmeriCorps to operate this program and it pays for two full-time staff, so myself and an additional staff person. It totals a little over \$171K for this grant year. All in, the AmeriCorps

investment into our program is a little over \$1.1M. The Unified Government doesn't receive all of those funds, but it includes things such as the living allowance for our members, benefits such as an education award, then they do receive some health insurance benefits as well. We currently have 14 members that are doing great work in neighborhood revitalization, COVID-19 response, different communications, and so much more.

Placement sites

• Area Agency on Aging* • Budget Office* • Economic Development • General Services (SOAR) • KCK Fire Department • KCK Police Department* • Neighborhood Resource Center* • Planning + Urban Design* • Public Health* • Public Works • WyCo Historical Museum*	• CASA of Johnson & Wyandotte Counties • Central Avenue Betterment Association* • Cross-Lines Community Outreach, Inc. • Groundwork NRG* • KC Digital Drive* • MOCSA • Police Athletic League* • Rosedale Development Association • ThrYve
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*member currently placed



Overall, we have 20 placement sites, 11 of them are Unified Government departments and 9 of them are community partner agencies. So, we place members both within the different departments of the Unified Government and at community partner agencies.

Highlights of Service

COVID-19 response: • Volunteer management: Emily Brooks has managed over 700+ volunteers through the vaccination clinics. • Data management: Alfred Ledgin updated the COVID19 dashboard daily.	Community Engagement • Municipal ID: Erin Huerta coordinated the implementation of the new KCKPD program. • Communications: AmeriCorps members at Groundwork NRG have spearheaded communication efforts.
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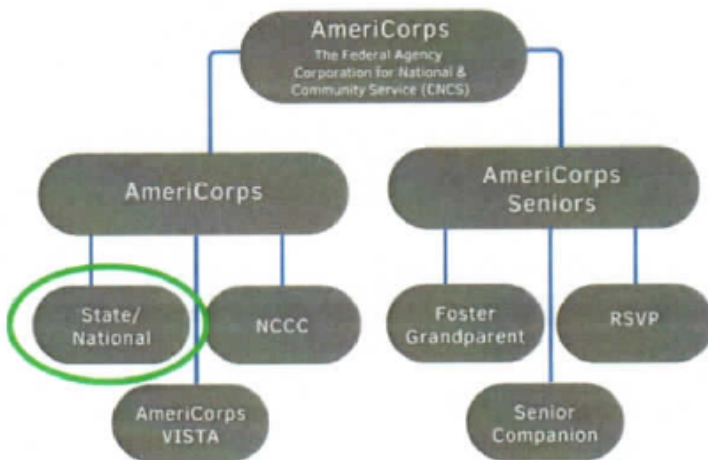


Some of the main highlights of recent AmeriCorps VISTA service is we have a member who has successfully managed 700+ volunteers at our COVID-19 vaccination sites. Earlier in the pandemic, we had a very wonderful AmeriCorps VISTA member who did all of the updating to the COVID dashboard and kept community members up to date on kind of what was happening when nobody really knew what was happening at the beginning of the pandemic.

For community engagement efforts, we have a member that's placed within the Kansas City, Kansas Police Department who has worked on research and helped implement the Municipal ID Program that KCKPD has; as well as one of the members at our partner agency, Groundwork Northeast Revitalization Group, has spearheaded a lot of communication efforts, which have kind of doubled, if not tripled, in the pandemic of making sure that northeast KCK residents are understanding kind of what's happening and what's going on in our community.



So, now I have just kind of a brief overview of our Public Health AmeriCorps applications. Those were included in the documents that we sent over, hopefully, to the Clerk's Office and got sent on to you.



This program is what's called a State National Program and it's different from our VISTA one. There are different congressional legislations and regulations that go along with this program than with VISTA.

Public Health AmeriCorps

- AmeriCorps announced a new funding opportunity specifically targeting local public health departments and public health initiatives.
- The UGPHD submitted applications with the same project design at both the national level and at the state level to fund a public health specific AmeriCorps program.
- The state funding opportunity is through the Kansas Volunteer Commission.



Overall, there was a new funding opportunity announced back in October, I believe it was, that was specific to public health departments for local public health initiatives. The Public Health Department submitted applications for the same project at two different levels of funding. One is a national- or federal-level funding from AmeriCorps themselves, and the other is a state-level funding from the Kansas Volunteer Commission. Both opportunities are AmeriCorps money. They are just funneled through separate opportunities. That's how we were able to apply for both with the same programs.

WYCO Public Health Corps Details

- Requesting \$216,000 from AmeriCorps to implement the program.
- Have included the additional funding that is needed in the UGPHD's ARPA request- \$31,000.
- If selected for funding by both, we can only accept one funding source for the program since both are from the same source, AmeriCorps.



We requested \$216K from AmeriCorps to implement this Public Health AmeriCorps Program and then, as Wesley mentioned earlier, the additional funding was included in the second ARPA request for the Public Health Department and it totals \$31K. If we are selected for both of the funding opportunities, we would need to select one since it's the same program design and the same source as AmeriCorps.

WYCO Public Health Corps Details

- 15 half-time members focused on 4 initiatives
 - Community Health Improvement Plan (CHIP)
 - Tobacco Cessation
 - COVID-19 Outreach & Education
 - WyCo Connect Program, in partnership with the Community Health Council of Wyandotte County.



On to what's actually included in the application, it is for 15 half-time members that are focused on four public health initiatives. The first one is our Community Health Improvement Plan, the second is Tobacco Cessation, the third is an increased in targeted COVID-19 Outreach and Education Programs, and then the fourth is the new WyCo Connect Program, which is in partnership with the Community Health Council of Wyandotte County.

CHIP Team

- Five members dedicated to this team.
- One member for each of the 4 priority areas: jobs and education, health care access, safe and affordable housing, and violence prevention.
- One member for communications and evaluation.
- Impact of service will be additional CHIP action steps completed and increased support of CHIP partners.



I briefly wanted to touch base on kind of what each of the teams would do and the impact of those teams. So, for the CHIP or the Community Health Improvement Plan Team, five members would be assigned to that team. They would focus on the four focus area plus communications and evaluation for the plan overall. Then the impact would be additional actions steps of the Community Health Improvement Plan being completed as well as an increase support for our CHIP partners that we have.

Tobacco Cessation

- Three members to become certified Tobacco Treatment Specialists (TTS).
- Will work with adults and youth on cessation and prevention.
- Proposed to serve within UGPHD clinic, WIC, and with community partners – safety net clinics and schools.
- Impact of service will be increasing the number of Tobacco Treatment Specialists in WYCO and increasing the support provided in tobacco cessation to residents in need.



Our Tobacco Cessation, the plan is to have these individuals go through the Tobacco Treatment Specialist certification process through KUMED, and they will work with adult and youth on tobacco cessation and prevention. They would work within the Unified Government Public Health Department clinic with our WIC clients and with community partners such as safety net clinics and schools. The impact of this service would be increasing the number of these Tobacco Treatment Specialists here in our community as well as increasing the support that is provided in the realm of tobacco cessation.

COVID-19 Outreach & Education

- Three members will conduct targeted outreach and education to vulnerable populations.
- Including those who continuously are required to quarantine after exposure, populations of color, and pregnant women.
- Individualized education and question answering will be provided.
- Impact of service will be increasing the knowledge of vaccine efficacy and safety to residents who are unvaccinated.



Next is a targeted COVID-19 Outreach and Education Program with three members that would do targeted outreach to vulnerable populations that may include individuals of color, pregnant women, or those who have been chronically quarantined, so they're unvaccinated and they keep coming into contact with individuals who are positive for COVID-19, so they have to continuously quarantine. These members would provide individualized education and answer questions, kind of be there to support members of our community as they make decisions to become vaccinated or essentially become vaccinated. The impact would be, increasing the knowledge of our residents about the

safety and efficacy of the COVID-19 vaccination and hopefully overall increasing our community's vaccination rate.

WyCo Connect

- Four members will be stationed at the Community Health Council of Wyandotte County (CHC).
- Provide project support to WyCo Connect initiative; including project coordination, evaluation support, documentation needs.
- Solicit and incorporate feedback to increase equity in COVID19 vaccination campaign and minimize barriers
- Impact of service will be increased efficiency and reach of the program and thus increasing residents' knowledge of existing services and programs available to them.



Then finally, the WyCo Connect Team will be placed at CHC, the Community Health Council. They will provide project support for the WyCo Connect initiative through coordination, evaluation support, and documentation needs that they might have. Overall, these AmeriCorps members would be supporting the community health workers that are working through the WyCo Connect Program. They will also solicit and collect feedback on the equity initiatives that are going on with COVID-19 Outreach, just to ensure that we are acting in the most equitable way in our COVID Outreach. Then the impact of this service would be increased efficiency and reach of the program of the WyCo Connect Program, thus increasing our resident's knowledge of existing services and programs that are available to them.

Questions?

Alli Zuel | AmeriCorps Initiatives Supervisor
azuel@wycokck.org




I know I kind of sped through that but I'm happy to answer any questions that anyone has.

Commissioner Ramirez said in the spirit of transparency, I have spoken with Misty Brown, and she has spoken with Commissioner Markley, who is aware, I will be asking for approval to recuse myself. In 2020, Governor Laura Kelly appointed me to serve on the Kansas Volunteer Commission. This application will come before us, as a Commission, so I will need to recuse myself here and recuse myself there.

Chairman Markley asked any other questions from the Commission?

Alan Howze, Assistant County Administrator, said I just wanted to maybe make just a quick point. One is to thank Alli for the leadership that she's shown in this program. This is something that has grown over the last couple of years at the Unified Government and has provided a tremendous amount of value. It's taken people from within the community that have joined the program. It has brought people from parts, within the Kansas City metro as well as around the country into our community for a year or sometimes two years of public service. It's just been a phenomenal experience for them, and provided a whole bunch of really useful capacity and efforts across a whole range of departments as you saw in the presentation. This is one that's, I think, you pay pennies and we get back dollars. But more importantly, we get back a whole bunch of great people who come and spend time in Wyandotte County and contribute their time and talents to making the community a better place.

Chairman Markley said definitely the case. We have had some amazing worker bees out of this program. A lot of them have had some high visibility with us, as commissioners, as they have done their work, so it's been definitely a good partnership.

Clerk, do we have any comments from the public? **Ms. Sparks** said we received none.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken and there were four "Ayes," Kane Johnson, Bynum, Markley. (Commissioner Ramirez previously recused himself for this vote.)

Item No. 5- 211242...UPDATE: PLANNING & URBAN DESIGN

Synopsis: Departmental update on Planning & Urban Design, submitted by Gunnar Hand, Director of Planning & Urban Development.

Gunnar Hand, Director of Planning & Urban Design, said I'll be quick. This is just an oral update on what we've been doing on planning and what we intend to do. I wanted to bring this to you all because over the last couple of months, you may have seen we brought a couple of ordinance amendments. We just earlier in this agenda moved forward with the update to our 47th Street Overlay. We moved two moratoriums in the COVID-19 emergency ordinance continuances a month ago. Before that, we updated our historical preservation ordinance, so we're on a bit of a roll.

The background to that is we are in the process of hiring and creating a new division within the Planning and Urban Design Department called Ordinance Studies. That section, one person, will focus on the zoning code as a living document. It will ultimately turn into getting us back to the comprehensive updates of the zoning code.

Before we do that, there's a couple of things that have to fall in place. One, we have immediate needs right now that need to be addressed in the code and I think that if anything, COVID-19 has laid those bare to us. We have been planning over the last few months to focus on a couple of issues in 2022 that we want to just quickly go over with you.

As an additional background to that, just really quickly. You are probably familiar that we are in the middle-ish of creating for the first time a country-wide mobility strategy. We hope to release an RFP in the Spring/Summer to dovetail or continue the mobility plan efforts into the update of our Citywide Master Plan. The number one tool to implement a vision for a community is its zoning code. So once we get those master planning documents all up-to-date, we'll go back to the zoning code probably not until 2023.

So, in 2022 we have a multitude of fixes that we need to make and what we are thinking about doing in 2022, specifically, was to focus on housing. We are open to a conversation; we want to just sort of put this out there to start said conversation. We'll be working with our new mayor and new CAO and, technically, the new Board to go through some of these priorities, but we just wanted to let you know that we'll be coming more often over the next few months once we have somebody hired.

We hope to, in rapid succession, put certain things together. Specifically, we need to fix our short-term rentals issue, pulling that out of the zoning code update and expanding on it. It didn't go too deep into the issues that we've seen in the last year and the continued explosion of short-term rentals.

We're going to look into creating an accessory dwelling unit ordinance. We're going to be looking to pull out, again, another section from the zoning code update to create a tiny homes village section in our ordinance, among many different things.

The name of the game in 2022 is housing. Again, that's a priority that we were working with in 2021. We're happy to adjust as needed. We just want to put you guys on the radar that we will be coming through with quite a few ordinance amendments in the next 6 to 12 months.

Commissioner Ramirez said, Gunnar, you said something that rang my ears because it's very important to my district and specifically Rosedale, is STRs. When you get to that section of code or whatever, I would love to be a part of that because that is something that I hear a lot from Rosedaleans is more regulation of the STRs and how we can better incorporate them into the community. I think they're beneficial as well, but you know they have to be done the right way. I would definitely love to be part of that conversation.

Mr. Hand said absolutely, we appreciate that, Commissioner. What we think, let's just say strategically, is we can't not address that issue before going into any other housing ordinance issue. Can't talk about accessory dwelling units if we don't first talk about short-term rentals, because a lot of times those short-term rentals are in ADUs, whether they're permitted or not. Again, it's something that we thought we could put on the back burner, but with two to three short-term rentals in Rosedale every month, again, it's something we need to work on. We'll be doing that as soon as possible.

Again, we're right at the beginning of hiring that new section and so we do need a little bit of time to speed that up, but we've been trying to build some momentum into that new position. Yes, we will reach out to the Commission, you specifically, because it is the biggest of issues in Rosedale probably followed up by, in terms of density, the Strawberry Hill central area neighborhood.

Commissioner Bynum said, Gunnar, you've been with us all night, so thanks for hanging in there. You've heard a lot of information prior to your update about the Community Health Improvement Plan and one of the components of that is the safe and affordable housing leg of the plan. There's been three years of work done on that and I'm just curious if you have already reached out to that group or do you plan to? How can we weave those two things together when we do step into this prioritizing of the housing conversation?

Mr. Hand said I would answer that by saying this, I think we're going to approach these ordinance updates specifically things that relate to housing because they're so expansive in their nature. The way we approached the Armourdale Area Master Plan. We will engage all relevant UG departments in that effort.

The other synergy that I think is important to note here is that the Community Development Department is also in the process of updating their five-year Consolidated Plan. Those are, over the next five years, what are we going to spend our Community Development Block Grant money on and we're tying those specifically in this next five years closer to the implementation actions and the area plan work that we've been doing. All of those work collectively together. Yes, we will absolutely be reaching out to both the Board of Commissioners, the community, and the entire UG family to do this work. That's it for me.

Chairman Markley asked, any additional comments or questions? There were none.

Action: For information only.

ADJOURN:

Chairman Markley adjourned the meeting at 9:24 p.m.

Brett A. Deichler, PMP/CPM
Unified Government Clerk

am



Staff Request for Commission Action

Tracking No. 211577

Full Commission Meeting Date: 6/9/22

Committee: Administration & Human Services

Date of Standing Committee Action: 5/23/22
(If none, please explain):

Publication Required: No

<u>Date:</u> 05/11/2022	<u>Contact Name:</u> Gunnar Hand	<u>Contact Phone:</u> 5751	<u>Contact Email:</u> ghand@wycokck.org	<u>Department/Division:</u> Planning and Urban Design
<u>Item Description:</u> Amendment to Sec. 27-593, allowing telecommunications towers in residential zones by special use permit if they are integrated into stadium and athletic field light towers.				
<u>Action Requested:</u> To approve the Ordinance.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Amendment to 27-593 - telecommunications towers on stadium light poles				

(Published _____)

ORDINANCE NO. O- ____ -22

AN ORDINANCE regarding special use permits for telecommunications towers on light poles used for stadiums and athletic fields in residential zones; amending **Section 27-593** of Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Section 27-593(a)(31)(h) of the 2008 Code of Ordinances, City of Kansas City, Kansas is amended to read as follows:

- h. *Designation of uses as administrative determination, specially permitted, and prohibited. Wireless communication facilities are authorized subject to the following:*

	AG Zone	Residential Zones	Commercial Zones	Industrial Zones	Public Right-of-Way
Guyed Tower	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
<u>Self Support Tower</u>	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Monopole Tower under 199 feet	Prohibited	Prohibited	Prohibited	Specially Permitted*	Specially Permitted* (50 ft max)
Stealth Tower between 80 and 199 feet	Specially Permitted*	<u>Specially Permitted on stadium and athletic field light poles; otherwise prohibited.</u> <u>*Prohibited</u>	Specially Permitted*	Administrative Determination*	Prohibited
Stealth Tower Under 80 feet	Specially Permitted	Specially Permitted	Administrative Determination*	Administrative Determination*	Specially Permitted* (50 ft max)
Collocation Installation	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**
Small Cell Network	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**
Distributed Antenna System	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**	Administrative Determination**

- * Subject to separation, setback, application submission requirements and the height limitations for communication towers in the public right-of-way specified in this chapter.

** Subject to application submission requirements specified in this chapter, and provided that collocation in single family, two-family residential and agricultural zones is limited to nonresidential structures. Provided further that no collocation installation may be placed on any residential structure shorter than 30 feet in height, and any collocation on a structure shorter than 60 feet in height shall be integrated into the structure on which the wireless communication facility is placed.

The administrative determination, decision rests solely in the discretion of the director of planning, who may consider the future land use designation of the property or the area surrounding the property, based upon the city's comprehensive plan or any applicable area plan, neighborhood conditions, the existing or potential for the proliferation of wireless communication facilities in the surrounding area, or any other matter that, in the director of planning's discretion, warrants additional consideration or relates to the application. The applicant may appeal the administrative decision by filing for a special use permit within one month of the administrative determination.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____ DAY OF
_____, 2022**

Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:



Staff Request for Commission Action

Tracking No. 211240

Full Commission Meeting Date: 2/10/22

Committee: Administration & Human Services

Date of Standing Committee Action: 1/24/22
(If none, please explain):

Publication Required: No

<u>Date:</u> 05/11/2022	<u>Contact Name:</u> James Bain, Christian Ramirez	<u>Contact Phone:</u> x5077,	<u>Contact Email:</u> jbain@wycokck.org, cramirez@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> An ordinance adding Section 22-44 to the Code of the Unified Government of Wyandotte County/Kansas City, KS establishing a prohibition on conversion therapy of minors.				
<u>Action Requested:</u> To approve.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Kansas City Conversion Therapy Ban - FINAL				

(Published _____)

ORDINANCE NO. _____

AN ORDINANCE adding Section 22-44 to the Code of the Unified Government of Wyandotte County/Kansas City, KS establishing a prohibition on conversion therapy of minors.

WHEREAS, conversion therapy, also known as reparative therapy, is a range of discredited practices aimed at changing one's sexual orientation or gender identity; and

WHEREAS, a national community of professionals in education, social work, health, mental health and counseling including the American Academy of Child and Adolescent Psychiatry have determined that there is no scientifically valid evidence that supports the practice of conversion therapy, as detailed in Exhibit A, attached hereto; and

WHEREAS, such professionals have determined that there is no evidence that conversion therapy is effective or that an individual's sexual orientation or gender identity can be changed by conversion therapy; and

WHEREAS, such professionals have also determined that conversion therapy is not only ineffective, but is substantially dangerous to an individual's mental and physical well-being and has also been shown to contribute to depression, self-harm, low self-esteem, family rejection, and suicide; and

WHEREAS, Roeland Park became the first city in Kansas to ban conversion therapy in June 2020; and

WHEREAS, many other Kansas City Metropolitan cities, including Lawrence, Prairie Village, Kansas City, Missouri, North Kansas City, and Independence have enacted a ban on conversion therapy.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

SECTION 1. Section 22-44 "Prohibition of Conversion Therapy" is hereby established within the city limits of Kansas City, Kansas, and shall read as follows:

Sec. 22-44 Conversion therapy of minors prohibited.

- (a) *Legislative Findings.* The Unified Government has a compelling interest in protecting the physical and psychological well-being of minors, including but not limited to lesbian, gay, bisexual, transgender and/or questioning youth, from exposure to the serious harms and risks caused by conversion therapy or reparative therapy by licensed providers within the city limits of Kansas City, Kansas.
- (b) *Definitions.* As used in this section, the following terms shall have the meaning indicated in this subsection.
1. *Conversion therapy or reparative therapy* means any practice or treatment that seeks to change an individual's sexual orientation or gender identity, including efforts to change behaviors or gender expressions or to eliminate or reduce sexual or romantic attractions or feelings toward individuals of the same gender. Conversion therapy shall not include counseling that provides support and assistance to a person undergoing gender transition, or counseling that provides acceptance, support and understanding of a person or facilitates a person's coping, social support, and development, including sexual orientation-neutral treatment interventions to prevent or address unlawful conduct or unsafe sexual practices, as long as such counseling does not seek to change sexual orientation or gender identity.
 2. *Gender identity* means the gender-related identity, appearance, expression, behavior or mannerisms or other gender-related characteristics of an individual, with or without regard to the individual's designated sex at birth.
 3. *Minor* means a person less than 18 years of age.
 4. *Provider* means any licensed medical or mental health professional including, but not limited to, licensed professional counselors, licensed psychologists, licensed clinical social workers, provisionally licensed professional counselors, provisional and temporary licensed psychologists, licensed and provisionally licensed marital and family therapists, psychiatrists, certified substances abuse counselors, certified school counselors, behavior analysts and any professional licensed under Chapter 65 of the Kansas Statutes.
 5. *Sexual orientation* means homosexuality, heterosexuality, asexuality, or bisexuality.

- (c) *Prohibited practice.* It shall be unlawful for any provider to render conversion therapy or reparative therapy to a minor.

This Section may not be construed to apply to a clergy member or religious counselor who is acting substantially in a pastoral or religious capacity and not in the capacity of a licensed medical or mental health professional.

- (d) *Penalty.* Any person that violates any provision of this section shall, upon an adjudication of guilt or an entry of a plea of no contest, be guilty of a Class B Misdemeanor subjected to the penalty described in Sec. 1-8, but in no instance shall a violation of this Section be punishable by imprisonment.

SECTION 2. That it is the Board of Commissioners' intent that this Ordinance regulate professional conduct and the manner in which therapeutic treatment is delivered, but does not otherwise prohibit or limit proponents or opponents of conversion therapy to speak about gender identity or sexual orientation conversion publicly and privately, including to minors in forms other than therapy.

SECTION 3. This ordinance shall take effect and be in full force upon its passage, approval, and publication in the official Unified Government newspaper.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

_____.

Tyrone Garner
Mayor/CEO

ATTEST:

Unified Government Clerk

APPROVED AS TO FORM:

Edward J. Bain
UG Legal Counsel



Staff Request for Commission Action

Tracking No. 211426

Full Commission Meeting Date:

Committee: Administration & Human Services

Date of Standing Committee Action: 3/28/22
(If none, please explain):

Publication Required: No

<u>Date:</u> 05/11/2022	<u>Contact Name:</u> J. Renee Ramirez	<u>Contact Phone:</u> x5665	<u>Contact Email:</u> rramirez@wycokck.org	<u>Department/Division:</u> Human Resources
<u>Item Description:</u> New policy for Remote Work to be included in the Human Resources Guide, Section 2, Policy 2.20				
<u>Action Requested:</u> Approve and forward to full commission.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Remote Work Policy 051222				



Unified Government Human Resources Guide

Effective

Remote Work

I. General

The Unified Government strives to provide a high level of service to the residents of Wyandotte County. Providing that level of service frequently requires that employees work in their offices and in the field. Some work, however, can be performed remotely, especially with the aid of modern technology. It is the policy of the Unified Government to allow employees to work remotely on a limited basis when doing so would not impede operations, inconvenience the public, or adversely affect the delivery of services.

II. Policy

- A. Working remotely is a privilege. No employee is entitled to or guaranteed the opportunity to remote work. Department heads have the discretion to offer eligible employees the opportunity to work remotely with the approval of the County Administrator.
- B. Department heads will submit plans for remote work for their departments to the County Administrator for approval.
- C. Before an employee will be authorized to work remotely, the department head and the employee must complete a remote work agreement. The remote work agreement may contain terms and conditions not required of employees who work at the office or regular worksite (for example, that the employee keep a time log or check in with his or her supervisor at specified times during the workday). A copy of all remote work agreements should be submitted to Human Resources.
- D. All remote work agreements must meet the criteria in this policy and may be terminated at any time by the employee, the department head, or the County Administrator.

III. Types of Remote Work Arrangements

A. Regular Remote Work

Upon approval by their department head and the County Administrator, employees may work remotely up to two days per week.

B. Episodic Remote Work

Employees who are performing specific projects or work assignments may work remotely with the approval of the department head and the County Administrator.



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Employees must have an approved remote work agreement in place before beginning any remote work in connection with a specific project or work assignment.

In addition, with the approval of their department head, employees may work remotely on those occasions when a member of the employee's immediate family is sick and requires the employee's periodic care during the day.

C. Emergency Proclamation

This form of remote work is an important part of the Unified Government's continuity of operations. It enables employees to work remotely during emergencies such as a natural disaster, a terrorist attack, disruption to facilities, or a pandemic or other health crisis. In such an emergency, department heads may implement remote work plans for all or a portion of their workforce with the approval of the County Administrator.

IV. Eligibility for Remote Work

A. Department heads have the authority to decide whether an employee may work remotely, subject to approval by the County Administrator. Remote work is available in appropriate circumstances if the employee meets eligibility requirements.

B. Appropriateness of Remote Work

Remote work may be appropriate in the following circumstances:

1. Requirements for face-to-face communication are infrequent (most communication can be managed by methods such as telephone, electronic mail, and virtual communications and meetings);
2. Work activities do not require access to confidential systems that due to federal or state regulations may not be accessed remotely;
3. The remote work arrangement would not impede the effective accomplishment of the employee's and the department's work; and
4. The remote work arrangement would not inconvenience the public or adversely affect the delivery of services.



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This list of circumstances is not exclusive, and an employee's department head or the County Administrator may determine that remote work is inappropriate even if the above circumstances exist.

C. Employee Eligibility Requirements

To be approved to work remotely, an employee must meet the following eligibility requirements:

1. The employee is performing satisfactorily;
2. The employee is not on a performance improvement plan;
3. The employee is not designated as an excessive user of sick leave;
4. The employee has successfully completed the probationary period in the assigned position;
5. The employee has not received discipline and has no serious, documented performance or conduct deficiencies within the preceding 12 months; and
6. The employee does not directly supervise any employees who are ineligible for remote work.

V. Requirements of Employees While Working Remotely

- A. All Unified Government policies continue to apply to employees who are working remotely. Employees must comply with all Unified Government rules, regulations, and directives, including the Human Resources Guide, departmental rules and directives, and applicable memorandums of understanding.
- B. This policy in no way modifies the Unified Government's employee residency requirement.
- C. Employees must adhere to this policy and to the terms and conditions of the approved remote work agreement.
- D. Employees must comply with Unified Government policies for information, technology, security, document and data confidentiality, and use of government equipment and materials. This includes ensuring that all recording and artificial intelligence (e.g., Alexa, Google Nest, Apple Home, etc.) devices are turned off while working.



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- E. Employees must ensure that personal disruptions such as non-business telephone calls and visitors are kept to a minimum.
 - F. No in-person meetings may be held at an employee's or manager's residence. Virtual meetings may be conducted from the remote work site.
 - G. Employees are required to maintain satisfactory levels of performance while working remotely as determined by their department head.
 - H. Employees are expected to be productive and available throughout their scheduled workday.
 - I. It is vital that managers and coworkers remain aware of their team members' working status to ensure a productive and team-oriented work environment, whether in the office or at a remote work location. Employees approved to work remotely are expected keep their Microsoft Outlook calendar up to date, including scheduled meetings, leave time, and any other information that shows the employee's status during the workday.
 - J. Employees are expected to return to the office or regular worksite when required by their department head or supervisor. No mileage or parking fees will be paid for commuting to and from the office or regular worksite and the remote work location.
 - K. Employees are prohibited from engaging in any other gainful employment during the time that the employee is being compensated for working by the Unified Government.
- VI. Other matters
- A. Expenses, Hardware, Software, and Supplies
 - 1. The department will provide hardware and software for remote work. Costs of equipment will be borne by the department.
 - 2. Employees are expected to provide functioning internet service and must be available by phone during their scheduled working hours. The Unified Government does not provide reimbursement for home office expenses, including the cost of internet or phone service or office furniture.
 - 3. Employees must follow all technology department standards and directives with respect to computer hardware and software and practices.



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4. Unified Government information or documents stored on an employee's personal devices may be subject to public disclosure requirements.

B. Worker's Compensation

1. Employees who work remotely will be covered by worker's compensation or, if applicable, the Fire Department's Injury on Duty policy for all bona fide job-related injuries occurring at their remote work location during their work hours.
2. In the event of a job-related accident or injury, the employee must report the incident to his or her supervisor as soon as possible and follow established procedures for incident reporting.
3. Worker's Compensation will not apply to non-job-related injuries that occur at a remote work location.

C. Liability and Insurance

1. The Unified Government is not liable to any injuries to family members, visitors, or others at the employee's remote work location.
2. Employees are responsible to replace any equipment assigned to them that is damaged beyond normal wear and tear.
3. Nothing in this policy is intended to limit the Unified Government's option to offer remote work as a reasonable accommodation to comply with the Americans with Disabilities Act, the Kansas Act Against Discrimination, or corresponding federal or state regulations.

D. Hours of Work

1. Work schedules must comply with the Fair Labor Standards Act and Unified Government policies governing overtime and compensatory time. Remote workers must get pre-authorization to work overtime or compensatory time.
2. Management may direct remote workers to report to their designated work site during any scheduled work hours. Remote workers must attend in-person staff meetings and training as required by their department head or supervisor.



Unified Government Human Resources Guide

Effective

3. Requests to use leave are governed by the Human Resources Guide or the applicable memorandum of understanding.
4. Except as provided in this policy, employees may not engage in remote work in lieu of taking paid leave. Examples of paid leave include sick leave, FMLA leave, and vacation leave.

RELATED POLICIES: 2.10 Attendance
3.04 Overtime/Compensatory Time
6.01 Worker's Compensation & Injury Leave
7.01 Rules and Discipline
7.03 Responsible Use of Information Technology
7.04 Substance Abuse Policy

RELATED FORM(S): Remote Work Application



Staff Request for Commission Action

Tracking No. 211576

Full Commission Meeting Date:

Committee: Administration & Human Services

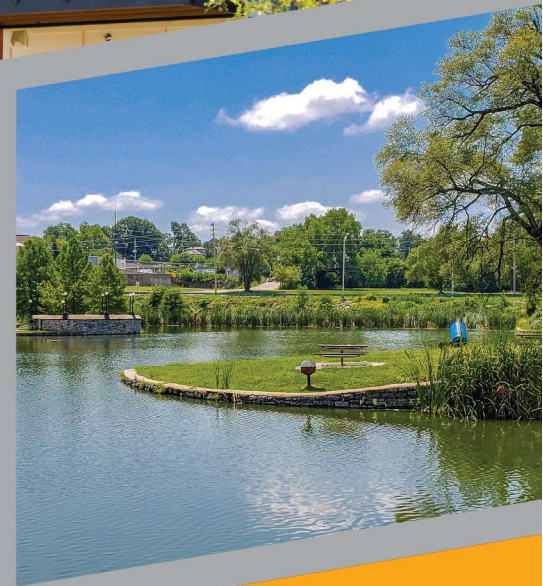
Date of Standing Committee Action:
(If none, please explain):

Publication Required: No

<u>Date:</u> 05/11/2022	<u>Contact Name:</u> Wilba Miller	<u>Contact Phone:</u> x5112	<u>Contact Email:</u> wmiller@wycokck.org	<u>Department/Division:</u> Community Development
<u>Item Description:</u> An overview presentation of the Draft 2022-2026 Consolidated Plan and 2022 Analysis of Impediments to Fair Housing Choice (AI). The Consolidated Plan represents a consolidated application to the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grants, HOME Investment Partnership Program, and Emergency Solutions Grants funding. The AI is a tool used to meet the federal requirement that the Unified Government "affirmatively further fair housing". Draft Plans will be published for public review and a comment period from June 2, 2022-July 5, 2022. The Community Development Department is requesting to hold the final required public hearing on July 14, 2022 and adoption of the final documents on July 28, 2022. The Consolidated Plan can be submitted to HUD no later than August 15.				
<u>Action Requested:</u> Hold a public hearing for July 14, 2022				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Kansas City KS ConPlan Draft 5.11.2022, Kansas City AI_Draft 1				

Note to the reader: The following document represents the Draft 2022-2026 Consolidated Plan as of Wednesday, May 11, 2022. Due to the delay in passage of the federal budget, the U.S. Department of Housing and Urban Development (HUD) has not yet released 2022 allocation amounts for Community Development Block Grant, HOME Investment Partnership Grants, or Emergency Solutions Grants. HUD has directed participating jurisdictions to continue planning processes as normal and not forestall processes for the sake of waiting for allocation information.

As such, any funding amount listed in the following document represents an estimate. When those allocation amounts are released (anticipated May 16, 2022), this document will be updated to include accurate funding amounts and goal outcome indicators.



Unified Government of
Wyandotte County & Kansas City, KS

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

May 2022

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CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

For Program Years 2022 to 2026

WYANDOTTE COUNTY & KANSAS CITY, KS

Housing and Community Development Department

May 2022

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



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Executive Summary

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

1. Introduction

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

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

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

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

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

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

Priority Objectives

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

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

3. Evaluation of past performance

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

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

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

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

🔔 Economic development

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

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

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

🔔 Improve access to and quality of housing

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

🔔 NRSA 1: Public Facilities & Improvements

- Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (1590 of 1,921 persons assisted). City Park and Clifton Park have received substantial improvements that increase the accessibility and usability of these public assets. These improvements benefit all residents of the NRSA area. Other improvements are scheduled to be completed before the end of the 2021 program year.
- Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit (0 of 536 households assisted). An activity of this nature would have required a significant housing development with private investment which did not materialize during the NRSA period.

Public Facility/Infrastructure Improvements

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

4. Summary of citizen participation process and consultation process

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

Community Workshops

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

Stakeholder Interviews

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

Focus Groups

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

Community Survey

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

5. Summary of public comments

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

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

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

7. Summary

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

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

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

Narrative

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

Consolidated Plan Public Contact Information

Housing and Community Development Department
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Kansas City, KS 66101
(913) 573-5100
wmiller@wycokck.org

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

Introduction

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

The Unified Government will hold a 30-day public comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan prior to approval by the Board of Commissioners and submission to HUD. The comment period will begin on Wednesday, June 1 and end on Thursday, June 30, 2022.

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

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

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

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

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

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

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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

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

Narrative (optional):

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

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

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

Summarize citizen participation process and how it impacted goal-setting

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

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

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

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

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

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

The Unified Government will hold a 30-day public comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan prior to approval by the Board of Commissioners and submission to HUD. The comment period will begin on Wednesday, June 1 and end on Thursday, June 30, 2022. During that time, copies of the draft will be available for public review, and residents and stakeholders can provide written comments. The Unified Government will also hold a public meeting to discuss key findings and receive input from residents and stakeholders on the draft plans in July 2022, prior to approval by the Board of Commissioners.

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

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
1	Community Workshops	Non-targeted/Broad community	24 participants	<u>Housing and Homelessness Needs</u> • Development of affordable, safe, clean housing and small housing on vacant lots • Housing located near amenities and safe places for children to play-combining affordable housing and community development • Rehab and repair of housing in the northeast and older neighborhoods, reducing need for demolition (prioritized in area master plans) • Infill development • Improvement of vacant lots; providing incentives for developers to build in older neighborhoods • Housing types- more rowhouses for homeownership, mixed use development with retail and amenities • Community acceptance of multifamily housing • Subsidies or incentives for low-income residents to own homes built on vacant lots • Grants to incentivize accessory dwelling units • Assistance paying for homes for residents who agree to move to the community for 10+ years • Energy efficiency of housing • Remediation of lead and asbestos • Updating of water and sewer lines between the home and the public connection • Testing of homes for lead pipes • Homelessness prevention/ diversion • More homeless shelters in the northeast • Concerns about gentrification as Juniper Gardens is transferred to the Housing Authority • Balance new development with property tax increases to avoid displacement

Table 4 – Citizen Participation Outreach (continued)

	Community Workshops (continued)			<u>Public Facilities and Infrastructure Needs</u> • New sidewalks and repair of damaged sidewalks- many neighborhoods have done studies on where improvements are needed; safety improvements such as four-way stops • Parks, trails, and playgrounds; improvements to existing parks • Fitness center off Quivira Rd. • Pools, including portable pools • The community lacks a center specifically focused on seniors • Streetscaping, including light poles and decorations • Trash cans <u>Public Service Needs</u> • Supporting food access and urban farming • Organized activities for youth • Assistance for low-income residents in starting small businesses, including façade improvements, access to commercial kitchens, upskilling and training on administrative skills in a variety of languages, assistance with funding for getting into a commercial space (prioritized in area master plans) <u>Successful Community Development Initiatives</u> • Housing rehab program • Opportunity Knocks • Land bank rehab program • CHDOs, Habitat for Humanity, and Community Housing of Wyandotte County have been successful in new construction, and rehab would also be great. • Starting to see new housing stock developed on land bank properties • Program in Oregon with 1:3 match for repairs or home purchase • Agrihoods- developments with urban farms at the center, can be done at small scale with microhousing • Historic restoration of buildings into housing; could use tax credits, local and federal incentives
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Table 4 – Citizen Participation Outreach (continued)

2	Stakeholder Interviews	Non-Profit and Service organizations, Housing Authority	30 participants	<u>Housing and Homelessness Needs</u> • Home rehab and repair to keep people in housing, including large repairs like roofs • Increasing access to attainable and affordable housing, new home construction • Infill housing on vacant lots • Addressing neighborhoods and blocks in a comprehensive manner • Identifying catalytic changes on blocks so that other neighbors invest • Being more strategic and collaborative in housing and wrap-around services • Facilitating development through improving online portal experience, making permitting easier • Improving understanding of UG guidelines and ordinances • Build neighborhood groups to address landlords taking advantage of residents and promote organizing for what neighbors want to see • Property tax strategies to keep people housed • Permanent supportive housing • Accessibility of housing • Homelessness prevention and diversion • Collective impact model to address homelessness • Homeless housing with supportive services and case management • Hotel approach to homeless housing (individual rooms) • Converting a school building, community center or hotel into micro apartments that could come online quickly • Income-based housing • Long-term and strategic approach to homelessness rather than piecemeal approach; incorporate recommendations of task force • Data on homelessness, numbers in transitional housing • Senior housing • Supporting homeless programs for 16-24 year olds • Homeownership and renter rights programs • Need for landlords to accept vouchers • Lack of housing available that is up to code, safe • Organization to teach life skills and back clients so that Section 8 would be accepted • Assistance with moving to avoid having an eviction on record • Land trust or fund to improve housing and create transitional housing opportunities • Gap financing for larger projects • State match for LIHTC • New forms of housing- tiny homes, pallet structures
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Table 4 – Citizen Participation Outreach (continued)

	Stakeholder Interviews (continued)			<u>Public Facilities and Infrastructure Needs</u> • Increase connectivity and walkability • Development in the urban core (retail, food access, health facilities) • Affordable grocery stores in areas with low levels of food access • Sidewalk improvements; sidewalk replacement match program • Trails • Outdoor amenities • Lighting in parks and neighborhoods • Sewer infrastructure • Pedestrian infrastructure at transit stops • Strategic, impactful use of CDBG funds rather than piecemeal approach • Infrastructure to incentivize new housing development • Façade improvement program for small businesses • Pocket parks on vacant lots • Transit- major delays currently <u>Public Service Needs</u> • Increase access to healthy food • Health and mental health services • Case management approach to homelessness to reduce trauma • Base funding for homelessness programs on program performance • Community programming and resources for youth • Connecting residents to living-wage jobs, including case management to address barriers to employment • Educational and vocational programs • Family stability programs- income, employment, financial skills • Life skills training- maintaining housing, cleaning, budgeting, interviewing • Parks and recreation programming • Childcare • Credit restoration, homeowner preparation • Affordable, reliable internet as a basic utility • Errands and transportation for seniors • Financial and legal assistance for small businesses
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Table 4 – Citizen Participation Outreach (continued)

	Stakeholder Interviews (continued)			<u>Successful Community Development Initiatives</u> • The Merc • Mixed use development at the Reardon • Community Housing of Wyandotte County • New housing and business incubation in Strawberry Hill • Lykins Neighborhood Association resident-driven collaboration acquired 100 properties and are working on 150 units and amenities • Habitat for Humanity partnership with land bank on infill housing • Groundworks NRG work attracting redevelopment in the NE area • Mt. Carmel Redevelopment Corp. transitional housing • KERA emergency rental assistance • Avenue of Life wraparound services with case workers in one building • Impact KCK life skills and financial courses • Housing ambassadors who work with landlords • SOAR program brings departments together to address blight • Veterans tiny home project in KCMO • Complementary paratransit, transit services to Piper • Land trust for affordable housing in KCMO • Linwood Gardens project- great accessibility and affordability • Haven Kansas City apartments in KCMO (LIHTC) • Single family homes with accessibility features for residents in power chairs and low vision • Three KCKHA properties that receive free Google Fiber broadband internet • Regulations make it difficult to use funds for most beneficial purposes
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Table 4 – Citizen Participation Outreach (continued)

3	Kansas City KS Housing Authority Focus Group	Housing Authority residents	4 participants	<u>Housing and Homelessness Needs</u> • Need to improve condition of Housing Authority buildings • Workforce housing • Grace period before rent goes up when residents get a job • Safety concerns in Housing Authority buildings <u>Public Facilities and Infrastructure Needs</u> • Improved lighting around Housing Authority buildings <u>Public Service Needs</u> • Life skills classes- cooking, cleaning • Programming for Housing Authority residents • Assistance with obtaining clothing, furniture, cooking supplies, and basic needs • Services focused on addressing needs of residents in different age groups • Assistance in accessing rental assistance funding <u>Barriers to Fair Housing</u> • Transportation • Difficulty getting groceries on the bus <u>Public Resource Distribution</u> • Need for grocery stores, community centers, and programming in Argentine • Downtown has jobs and places to eat, but no grocery store outside of the co-op • The Legends has grocery stores, bus lines, and jobs
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Table 4 – Citizen Participation Outreach (continued)

4	Metro Lutheran Ministry Focus Group	Metro Lutheran Ministries participants	2 participants	<u>Housing and Homelessness Needs</u> • Locations with restrooms and water access for people who are homeless • Additional emergency shelter space • Opportunities for people who are homeless to renovate vacant homes with the option to purchase, similar to Habitat for Humanity • Shelters have too many requirements for residents; rental assistance or emergency housing with fewer requirements would be preferable <u>Public Facilities and Infrastructure Needs</u> • Improved transportation options • Exercise facilities <u>Public Service Needs</u> • Wraparound services for people who are homeless, including mental health services and trauma-informed services • Reduce police involvement in homelessness and use social workers with training • Homelessness outreach with a focus on building relationships • Checking in on seniors to make sure they're okay <u>Successful Community Development Initiatives</u> • Metro Lutheran Ministry's supportive housing for people who are homeless • KC Heroes homeless outreach <u>Barriers to Fair Housing</u> • Discrimination by race, ethnicity, sexual orientation, criminal history in getting housing • NIMBY attitude toward housing for people who are homeless
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Table 4 – Citizen Participation Outreach (continued)

5	Public Hearing with Budget Department	Non-targeted/Broad community	3 comments	• Park updates • Tax relief • Increased operating funds for each community center • ADA accessibility in the restrooms at the Beatrice Lee Community Center • Address the broken walkway/bridge to access the first floor of B. Lee • Upgrades to Boston Daniels Park • Improvements to the tennis courts at Klamm Park • Terminate funding for the golf courses • Klamm Park improvements (to bring attention to its historical significance) • Equitable use of government funding (esp. on the East side)
6	Community Survey	Non-targeted/Broad community	142 participants	Top Housing Needs • Help for homeowners to make housing improvements • Rehabilitation of affordable rental housing/ apartments • Energy efficiency improvements to housing Top Homeless Needs • Transitional/ permanent supportive housing programs • Homelessness prevention • Supportive services/ case management Top Public Service Needs • Health and mental health services • Childcare • Substance abuse/ crime prevention • Youth services/ programs Top Public Facility Needs • Community centers • Homeless centers • Community parks, gyms, and recreational fields Top Public Infrastructure Needs • Street/ road improvements • Sidewalk improvement or expansion Top Economic Development Need • Redevelopment or demolition of blighted properties
7	Public Comment Period	Non-targeted/Broad community	TBD	• TBD

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

Summary of Housing Needs

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

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

Table 5 - Housing Needs Assessment Demographics

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

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

Number of Households Table

Table 6 - Total Households Table

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

Data Source: 2013-2017 CHAS

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

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

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

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

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

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

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

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

Housing Needs Summary Tables

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

Table 7 – Housing Problems Table

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

Data Source: 2013-2017 CHAS

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

Table 8 – Housing Problems 2

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

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

Table 9 – Cost Burden > 30%

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

Data Source: 2013-2017 CHAS

4. Cost Burden > 50%

Table 10 – Cost Burden > 50%

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

Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

Table 11 – Crowding Information – 1 of 2

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

Data Source: 2013-2017 CHAS

Table 12 – Crowding Information – 2 of 2

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

Discussion

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

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

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

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

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

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

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

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

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

What are the most common housing problems?

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

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

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

¹ DVStalking Rape 2020.4.pub ([kansas.gov](https://www.kansas.gov))

² Wyandotte-Report.pdf (gkccch.org)

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

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

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

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

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

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

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

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

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

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

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

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

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

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

³ GKCCEH Glossary of Terms & Acronyms

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

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

Income classifications include:

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

0%-30% of Area Median Income

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

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

Data Source: 2013-2017 CHAS

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

30%-50% of Area Median Income

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

Table 14 - Disproportionally Greater Need 30 - 50% AMI

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

Data Source: 2013-2017 CHAS

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

50%-80% of Area Median Income

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

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

Data Source: 2013-2017 CHAS

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

80%-100% of Area Median Income

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

Table 16 - Disproportionately Greater Need 80 - 100% AMI

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

Data Source: 2013-2017 CHAS

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

Discussion

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

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

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

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

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

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

Income classifications include:

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

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

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

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

30%-50% of Area Median Income

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

Table 18 – Severe Housing Problems 30 - 50% AMI

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

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

50%-80% of Area Median Income

Approximately 8% of the 12,475 moderate-income households in Kansas City experience severe housing problems. Moderate-income white households comprise around 42% of

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

Table 19 – Severe Housing Problems 50 - 80% AMI

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

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

80%-100% of Area Median Income

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

Table 20 – Severe Housing Problems 80 - 100% AMI

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

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

Discussion

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

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, income was not calculated.

Housing Cost Burden

Table 21 – Greater Need: Housing Cost Burdens AMI

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

Data Source: 2013-2017 CHAS

Discussion:

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

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

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

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

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

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

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

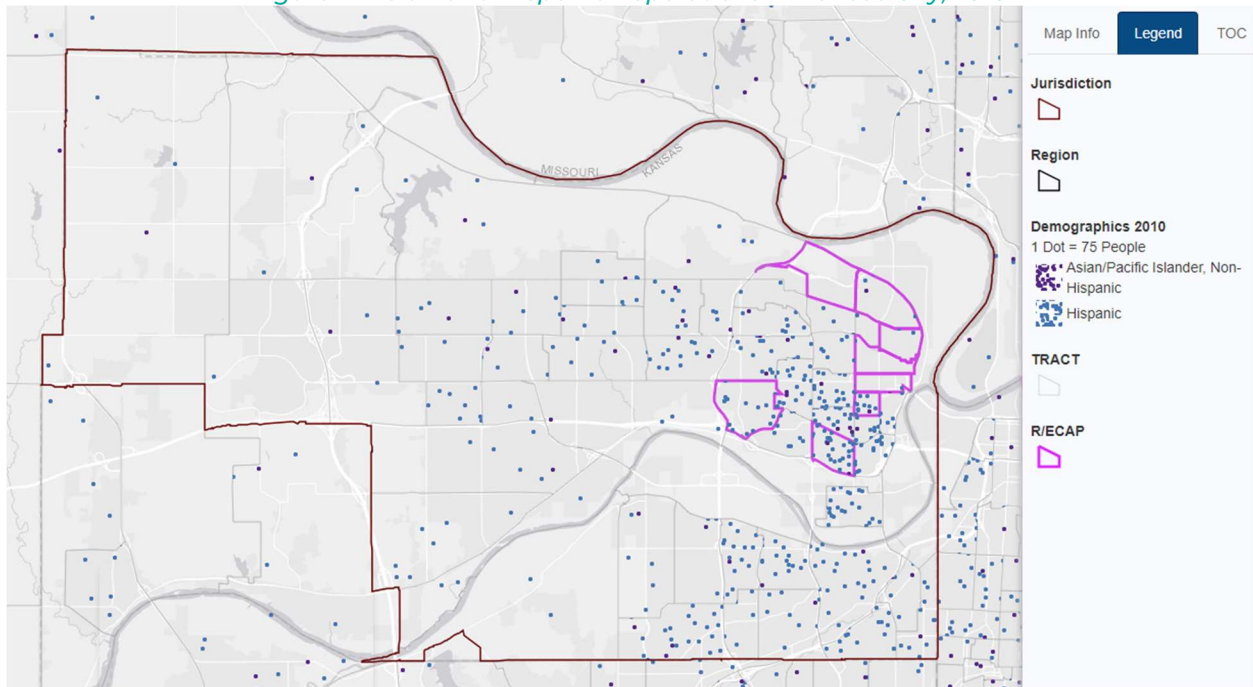
If they have needs not identified above, what are those needs?

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

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

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

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



Source: HUD AFFH

NA-35 Public Housing – 91.205(b)

Introduction

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

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

Totals in Use

Table 22 - Public Housing by Program Type

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

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

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

Characteristics of Residents

Table 23 - Characteristics of Public Housing Residents by Program Type

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	11,156	0	9,750	11,324	0	11,286	7,909	0
Average length of stay	0	0	5	4	0	4	0	0
Average Household size	1	0	1	2	0	2	1	0
# Homeless at admission	0	0	7	0	0	0	0	0
# of Elderly Program Participants (>62)	32	0	446	243	0	243	0	0
# of Disabled Families	4	0	564	316	0	309	5	0
# of Families requesting accessibility features	50	0	1,865	1,305	0	1,290	8	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table 24 – Race of Public Housing Residents by Program Type

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

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 25 – Ethnicity of Public Housing Residents by Program Type

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

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

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

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

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

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

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

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

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

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

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

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

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

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

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

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

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

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

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

Data Source: Unified Government of Wyandotte County/Kansas City

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

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

Table 28).

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

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

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

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

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

Nature and Extent of Homelessness

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

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

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

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

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

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

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

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

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

Discussion

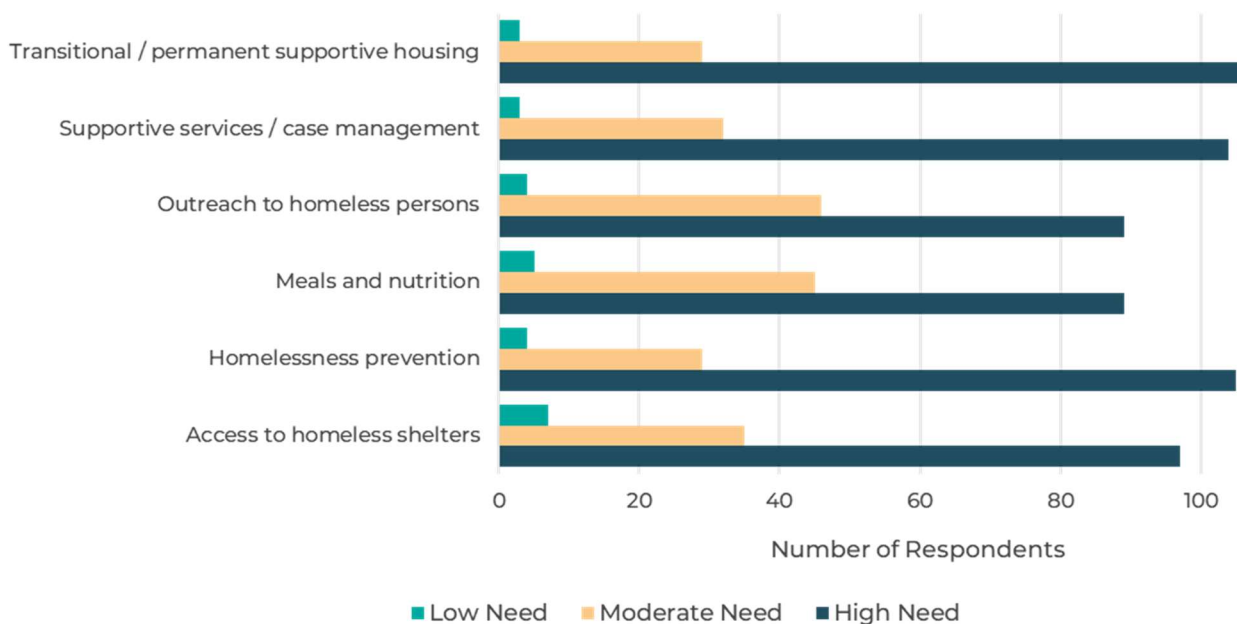
Data from the PIT counts for Kansas City/Wyandotte County and Kansas City/Independence/Lee's Summit/Jackson County indicate a high level of need for housing and services for people experiencing homelessness in the region. Community input received during the development of this Plan also supports the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

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

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

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

Figure 2 – Homeless Needs from the Community Survey



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

Introduction

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

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly

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

People with Disabilities

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

People with HIV/AIDS and Their Families

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

Persons with Alcohol or Drug Addiction

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

Survivors of Domestic Violence

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

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

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

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

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

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

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

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

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

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

Transportation

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

Specialized Housing and Services

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

Workforce Development and Employment Services

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

Physical and Mental Healthcare Access

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

Education and Combating Perceptions

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

Outreach

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

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

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

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

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

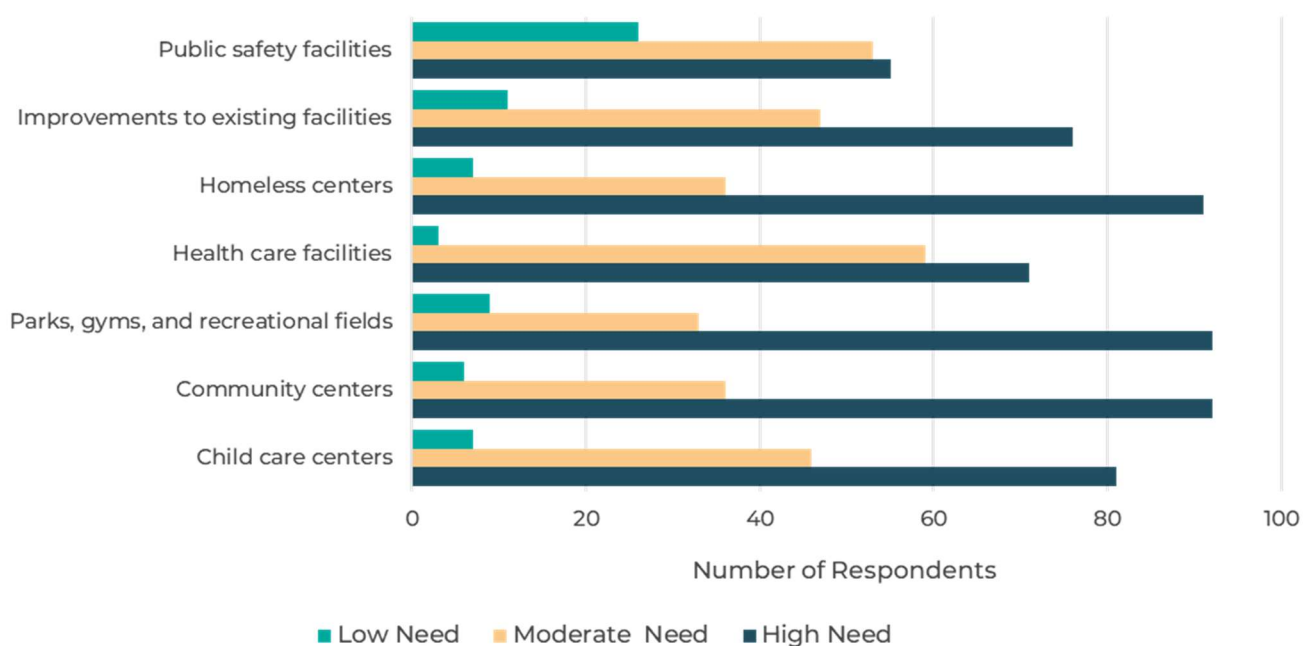
Describe the jurisdiction's need for public facilities.

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

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

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

Figure 3 – Public Facility Needs from the Community Survey



How were these needs determined?

Kansas City's public facility needs were determined based on input from stakeholders engaged through interviews, public meetings, and the community survey completed by 142 respondents. Please see

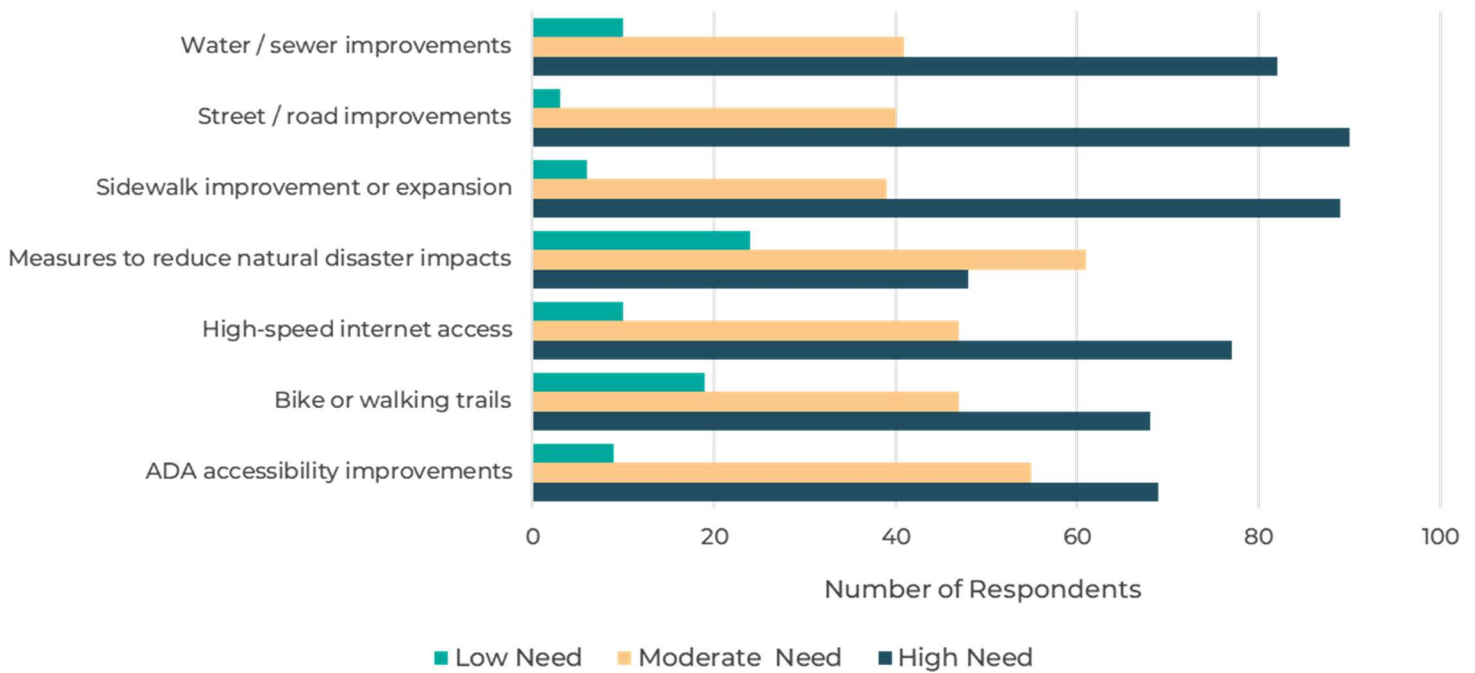
Table 2 for a list of participating organizations.

Describe the jurisdiction's need for public improvements.

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

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

Figure 4 – Public Infrastructure Needs from the Community Survey



How were these needs determined?

Kansas City's public improvement needs were determined based on input from stakeholders engaged through interviews, public meetings, and the community survey completed by 142 respondents. Please see

Table 2 for a list of participating organizations.

Describe the jurisdiction's need for public services.

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

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

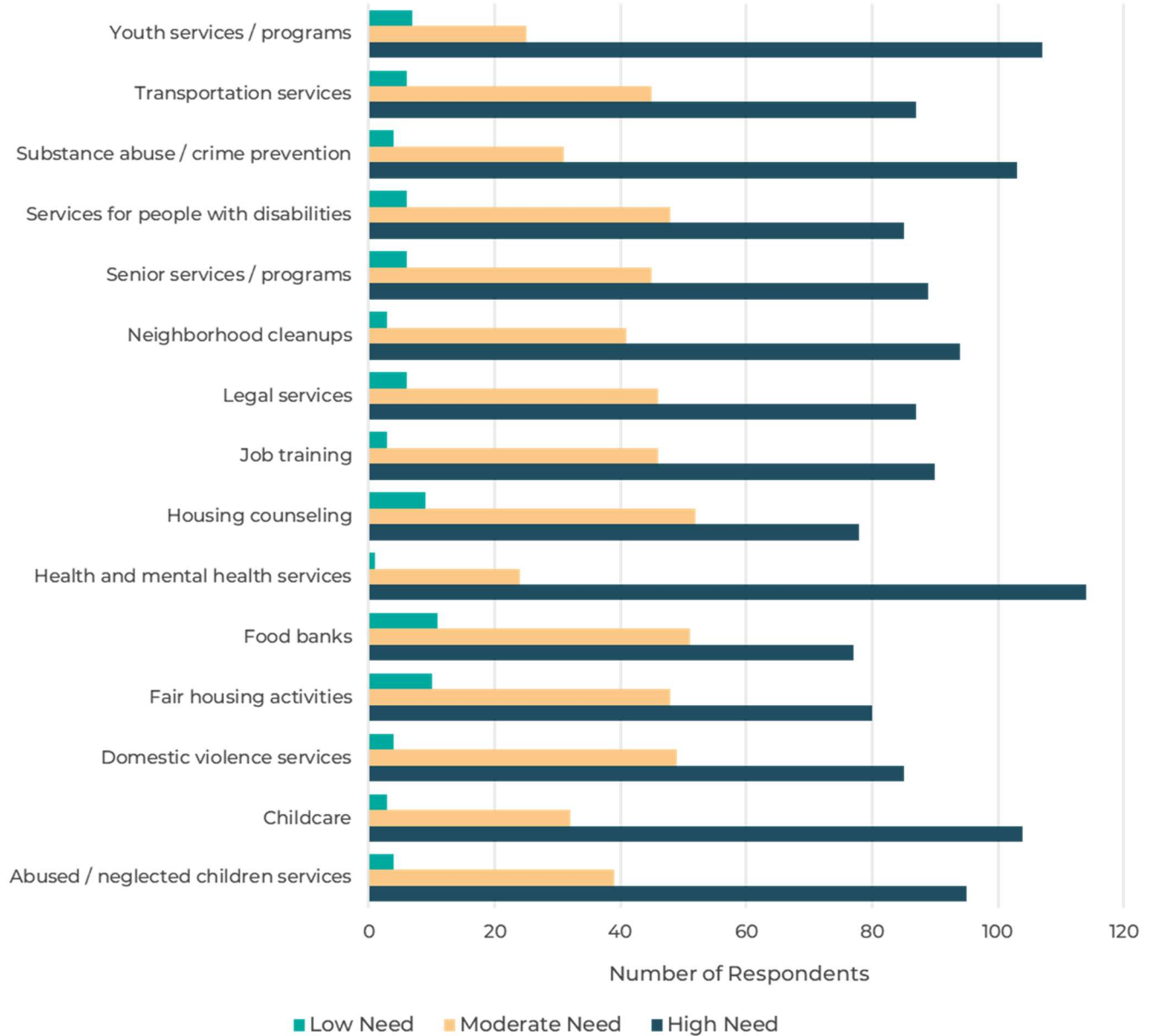
- 👉 Senior programs
- 👉 Senior transportation assistance
- 👉 Family stability programs
- 👉 Life skills training/classes
- 👉 Literacy programs
- 👉 Homeownership preparation and credit restoration assistance
- 👉 Fair housing education
- 👉 Assistance with accessing technology (internet and cell phone)
-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

How were these needs determined?

Kansas City's public facility service were determined based on input from stakeholders engaged through interviews, public meetings, and the community survey completed by 142 respondents. Please see

Table 2 for a list of participating organizations.

Figure 5 – Public Service Needs from the Community Survey



Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

Introduction

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

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

All residential properties by number of units

Table 31 – Residential Properties by Unit Number

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

Data Source: 2013-2017 ACS

Unit Size by Tenure

Table 32 – Unit Size by Tenure

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

Data Source: 2013-2017 ACS

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

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

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

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

66

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

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

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

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

Describe the need for specific types of housing:

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

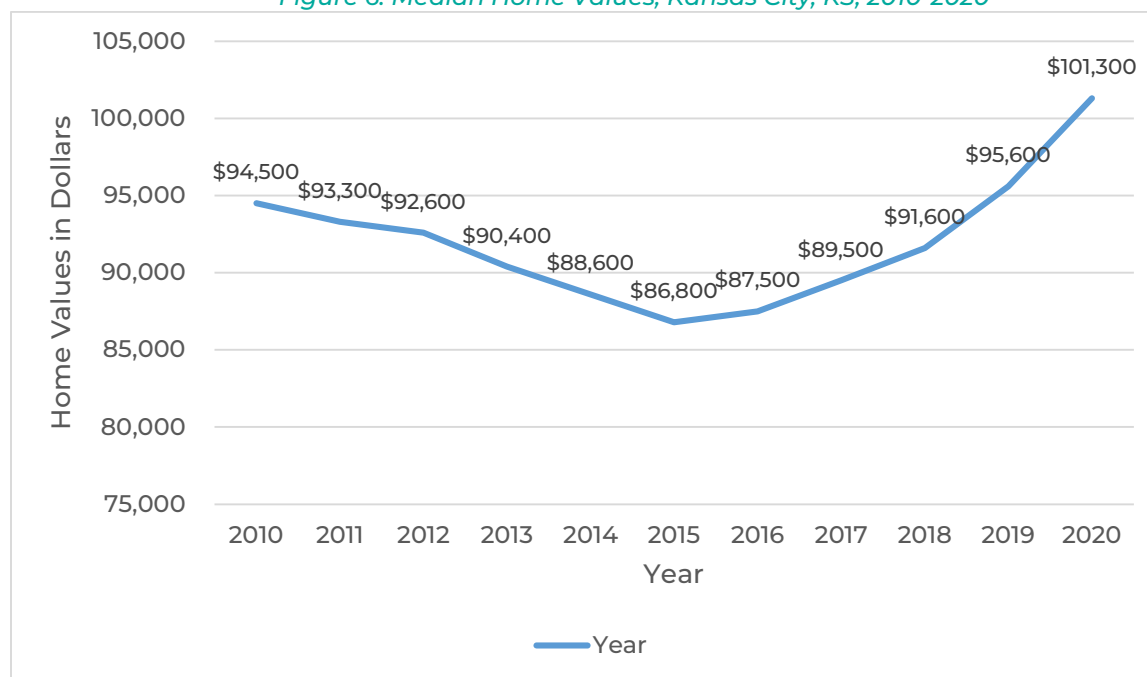
⁷ LIHTC Database Access (huduser.gov)

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

Introduction

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

Figure 6. Median Home Values, Kansas City, KS, 2010-2020



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

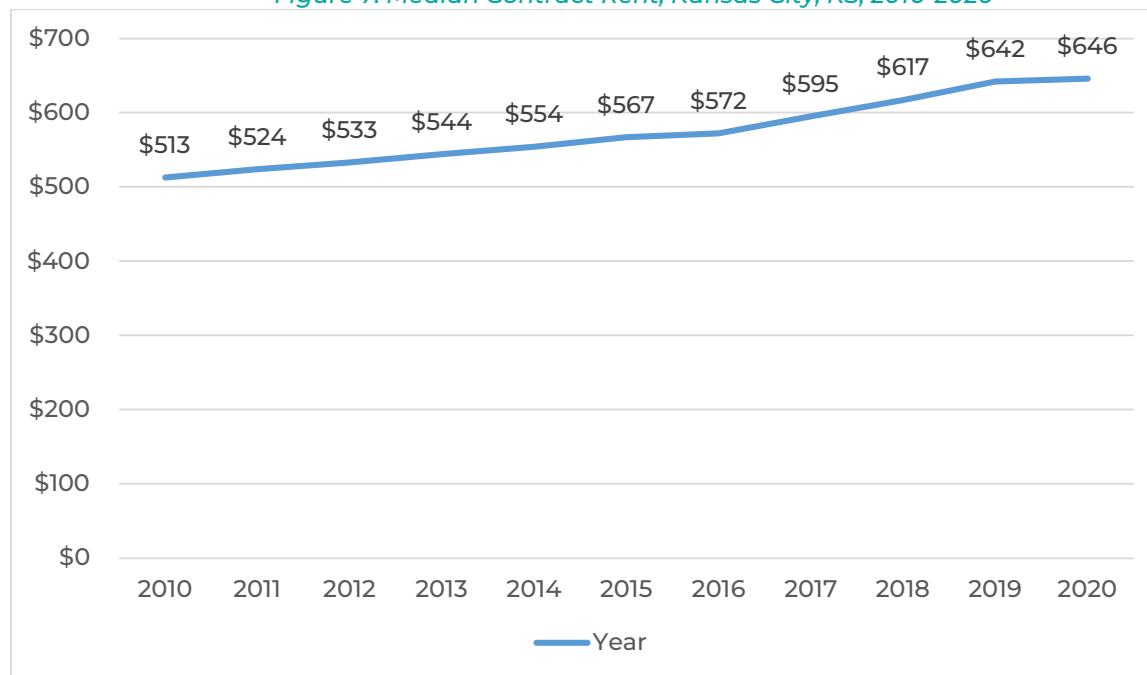
According to the Kansas City Regional Association of Realtors, the median sale price of homes in Wyandotte County was \$180,000 in 2021, up 12.5% from the previous year's \$160,000. A total of 2,093 homes were sold in the county in 2021, up from 1,914 in 2020. The average days on market until sale dropped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

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

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

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

Figure 7. Median Contract Rent, Kansas City, KS, 2010-2020



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

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

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

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

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

Cost of Housing

Table 33 – Cost of Housing

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

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

Table 34 - Rent Paid

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

Data Source: 2013-2017 ACS

Housing Affordability

Table 35 – Housing Affordability

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

Data Source: 2013-2017 ACS

Monthly Rent

Table 36 – Monthly Rent

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

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Error! Reference source not found.³⁰ estimates the number of units affordable to renters and owners in Kansas City at a variety of income levels. This data can be compared to the number of households at each income level, as provided in Table 6 and Table 8 of the Needs Assessment.

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

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

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

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

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

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

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

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

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

Introduction

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

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

72

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

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

Definitions

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

Condition of Units

Table 37 - Condition of Units

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

Data Source: 2013-2017 ACS

Year Unit Built

Table 38 – Year Unit Built

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

Data Source: 2013-2017 ACS

Risk of Lead-Based Paint Hazard

Table 39 – Risk of Lead-Based Paint

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

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

Vacant Units

Table 40 - Vacant Units

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

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

Need for Owner and Rental Rehabilitation

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

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

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

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

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

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

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

Introduction

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

Totals Number of Units

Table 41 – Total Number of Units by Program Type

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

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

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

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

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

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

Public Housing Condition

Table 42 - Public Housing Condition

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

Table 43 - Facilities and Housing Targeted to Homeless Households

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

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

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

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

- 👉 Wyandotte County Health and Wellness Services, which offers clinical and non-clinical services to improve the health and wellbeing of residents.

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

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

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

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

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

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

Introduction

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

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe their supportive housing needs.

Seniors and People with Disabilities

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

People with Substance Use Disorders

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

People Living with HIV/AIDS

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

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

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

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

Public Housing Residents

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

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

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

Survivors of Domestic Violence

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

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

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

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

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

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

Permanent supportive housing should be affordable, close to needed health services, and accessible to transportation options. The use of funds such as those provided through the HOME Investment Partnerships program can support the development of affordable housing near services and transportation, facilitating access to care and resources and supporting the use of in-home services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Unified Government's first year Annual Action Plan specifies the activities the UG plans to support during the 2022 program year to address housing and/or supportive service needs. These include:

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

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

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

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

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

Introduction

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

Economic Development Market Analysis

Business Activity

Table 44 - Business Activity

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

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

Labor Force

Table 45 - Labor Force

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

Data Source: 2013-2017 ACS

Table 46 – Occupations by Sector

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

Data Source: 2013-2017 ACS

Travel Time

Table 47 - Travel Time

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

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 48 - Educational Attainment by Employment Status

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

Data Source: 2013-2017 ACS

Educational Attainment by Age

Table 49 - Educational Attainment by Age

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

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 50 – Median Earnings in the Past 12 Months

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

Data Source: 2013-2017 ACS

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

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

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

Describe the workforce and infrastructure needs of the business community:

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

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

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

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

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

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

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

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

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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

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

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

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

MA-50 Needs and Market Analysis Discussion

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

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

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

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

Geographic patterns for racial or ethnic minorities residing in Kansas City are shown in

Figure 9. Concentration is defined as a census tract in which more than 50% of residents are people of color. Most of the tracts in which racial or ethnic minorities are concentrated, are populated by predominantly Black/African American residents. In three of the tracts (445.00, 404.00, and 408.00), Black/African American residents make up over 80% of the population. Hispanic residents make up the majority of several census tracts as well. Census tracts where the majority of the population is Hispanic are concentrated in the eastern and southeastern

²² HUD AFFH

areas of the city. Populations of other racial or ethnic minority groups are not significant enough to comprise more than 50% in any census tract in Kansas City.

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

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

According to 2019 ACS 5-Year estimates, 69% of structures in Kansas City are single-family detached homes. Of the 27 identified tracts, 10 have less than 60% of their housing units as detached single-family units, 10 have within 60% and 80%, and 7 have more than 80% of their structures as detached single-family homes. In census tracts 404.00 and 405.00, 97% and 96% of their structures are detached single-family homes, respectively. In contrast, census tract 433.01 located in the southeastern part of the city, has 33% of its homes as detached single-unit structures, 20% are 5 to 9 units, 33% are 10 to 19 units, and 11% (168 units) are structures with 20 or more units. Then there's census tract 440.04, located in central Kansas City, where 89% of its housing structures are mobile homes.

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

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

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

The median rent for Kansas City is \$855. Ten of the 27 census tracts have median rents between \$800 and \$900. Eight had median rents between \$600 and \$800, and 3 had median rents below \$600. Census tract 420.02, located in the Riverview neighborhood, has a median rent of \$493, while tracts 405.00 and 409.00 have median rents above \$1,000. Census tract

405.00 is located near the intersection of Georgia Ave. and N 47th St. Census tract 409.00 is located east of the Quintero/ N 10th St. intersection.²³

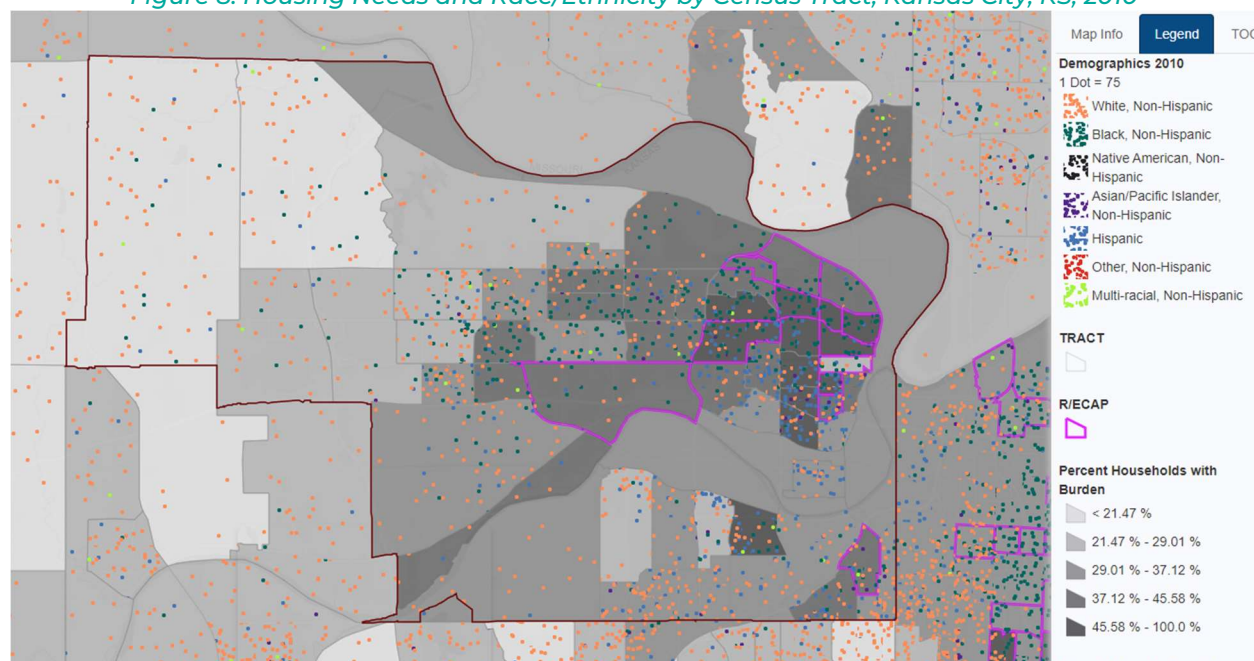
Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

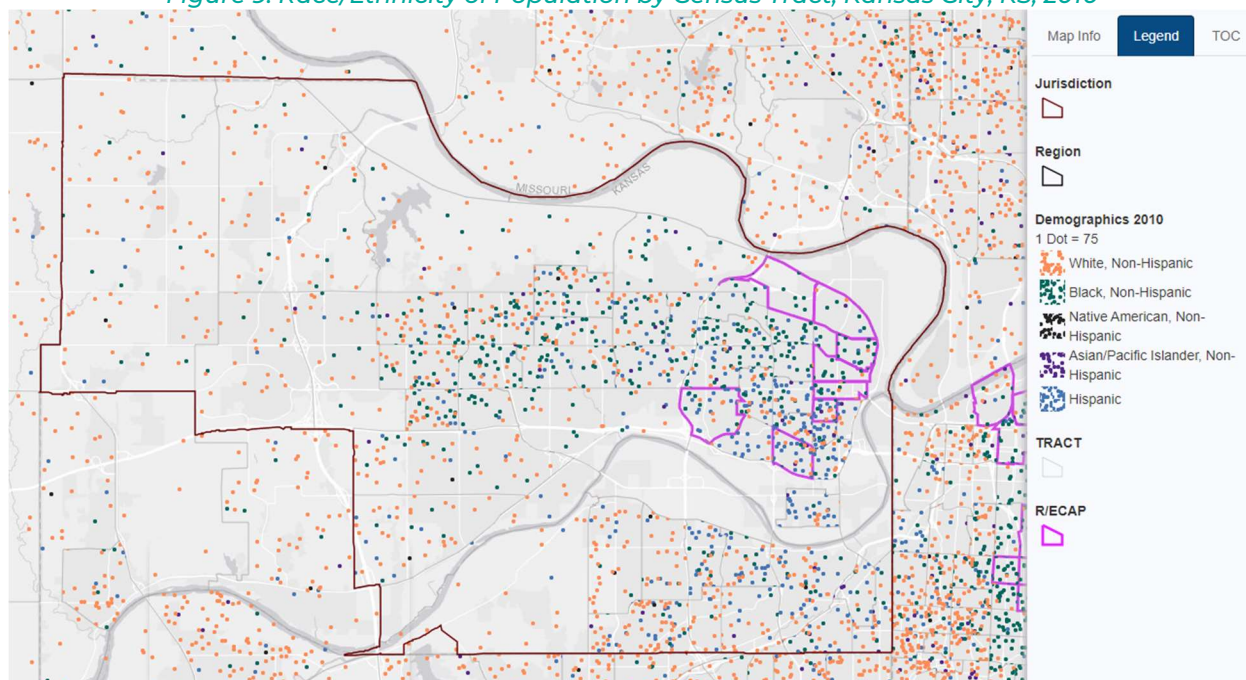
Figure 8: Housing Needs and Race/Ethnicity by Census Tract, Kansas City, KS, 2010



Source: HUD AFFH

²³ 2019 ACS 5-Year Estimates Data, Table DP04

Figure 9. Race/Ethnicity of Population by Census Tract, Kansas City, KS, 2010



Source: HUD AFFH

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

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

Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the

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

Wyandotte County’s most recent broadband coverage is captured in the Federal Communications Commission’s collection of self-reported data from internet service providers, published in December 2020. Many sources have criticized this FCC data, noting that any census block with at least one residential or business broadband consumer is identified as a census block that is being “served.”²⁴ According to FCC data, no areas in Wyandotte County are completely without service, although several non-residential areas are served exclusively with satellite internet. Satellite-only areas include lands adjacent to the Kansas and Missouri Rivers, industrial areas (e.g., I-435 at Kaw Drive), and wooded areas throughout the county.

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

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

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

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

Several internet technologies are available in Wyandotte County at broadband speeds, including fiber, cable, ADSL, fixed wireless, and satellite. Fiber is offered by Alphabet and AT&T

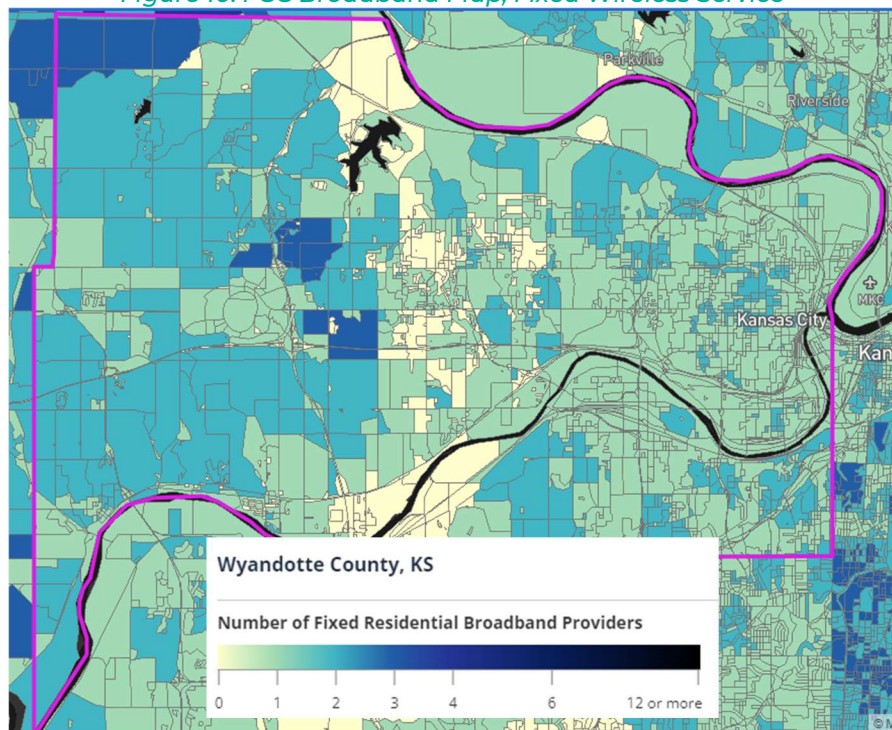
²⁴ FCC. “About.” Fixed Broadband Deployment. <https://broadbandmap.fcc.gov/#/about>

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

²⁶ Ibid. p. 2

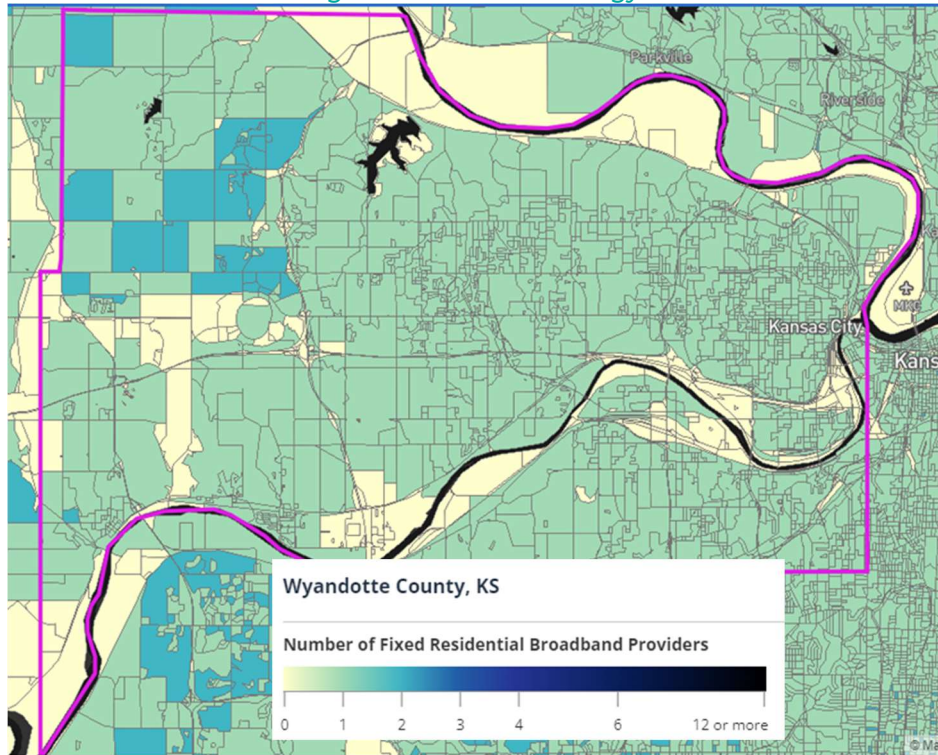
(in limited areas). Cable internet is offered at broadband speeds by Charter Communications and Midcontinent Communications (in limited areas). ADSL is offered exclusively by AT&T, Inc. Fixed Wireless is offered by Wisper ISP, Inc., T-Mobile USA, Inc. and Mercury Broadband, LLC in select neighborhoods.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

Figure 10: FCC Broadband Map, Fixed Wireless Service



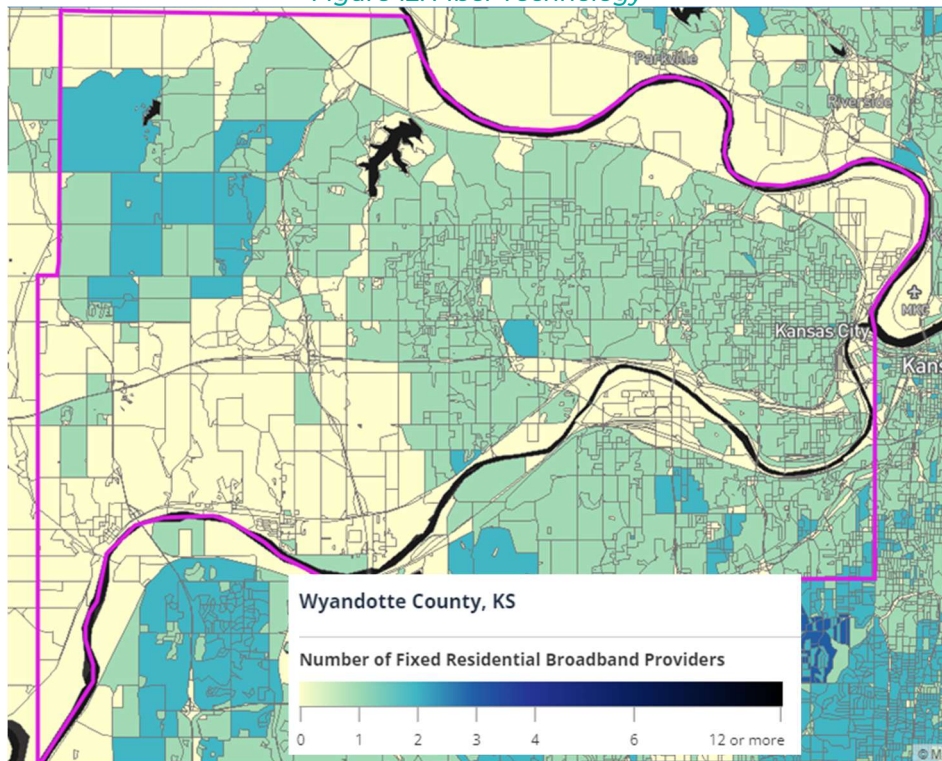
Data Source: FCC Fixed Broadband Deployment Map, <https://broadbandmap.fcc.gov/>

Figure 11: Cable Technology



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

Figure 12: Fiber Technology



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

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

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

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

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

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

Flooding

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

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

²⁸ Ibid., 4-4, 4-5

²⁹ Ibid., p. 4-9

³⁰ Ibid., p. 4-18

Windstorms

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

Utility/Infrastructure Failure

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

Extreme Heat

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

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

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

³¹ Ibid., p. 4-46

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

³³ Ibid., 4-63, 4-64

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

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

³⁶ Ibid., p. 69

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

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

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

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

³⁷ “WIFIA Letter of Interest”, p. 26

³⁸ “WIFIA Letter of Interest”, p. 4

³⁹ *Ibid.*, p. 17

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

Geographic Area

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

Table 51 - Geographic Priority Area

Target Area	Percentage of Funds
Citywide	100%

General Allocation Priorities

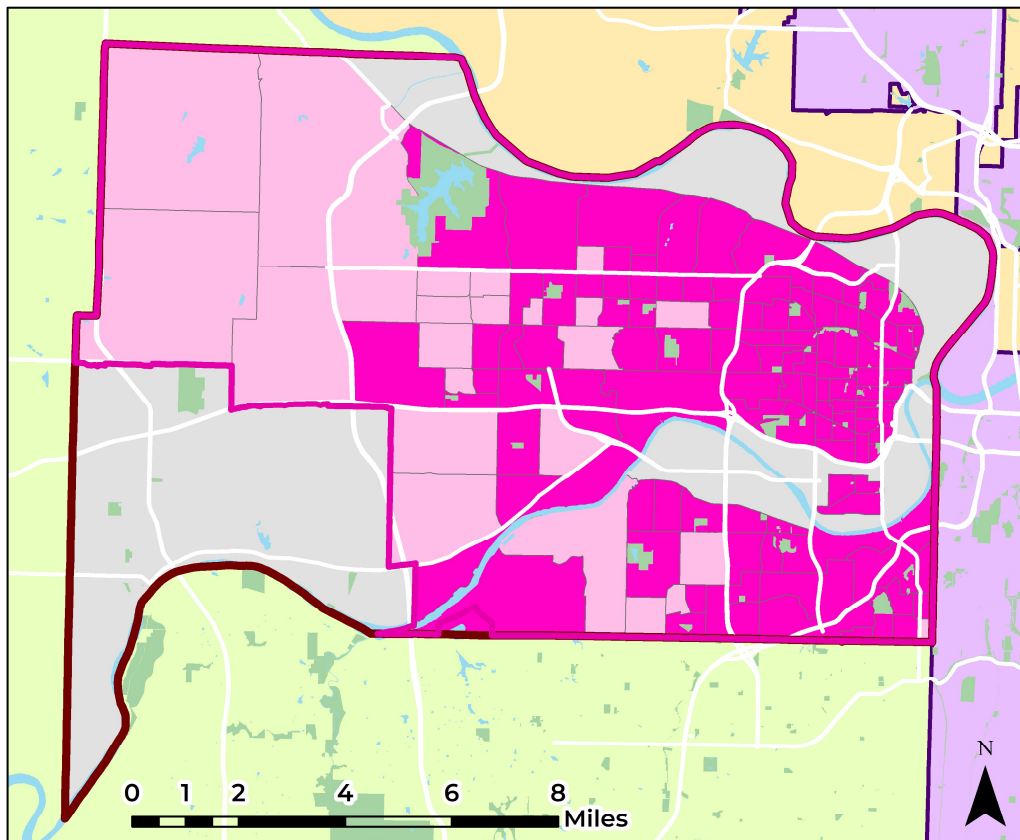
Each year, the Unified Government will select projects and activities that meet the priorities and goals identified in the Consolidated Plan. This process will utilize a variety of methods to select projects such as consultation with UG staff and current subrecipients, implementation of other standing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

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

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

substandard housing stock, and need for other improvements. Additionally, the Unified Government funds projects that address priority needs of income-eligible households and special needs populations living throughout the city. Figure 13 identifies low- and moderate-income block groups (51% or more low- and moderate-income population) in Kansas City, KS, showing that the majority of the city's LMI areas are in the eastern and central areas of the city.

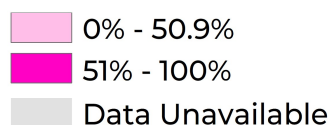
Figure 13- Low- and Moderate-Income Block Groups in Kansas City, KS



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



Percent Low- and Moderate-Income Residents by Block Group



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

Priority Needs

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

Table 52 – Priority Needs Summary

1	Priority Need	Housing Affordability and Condition
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly/frail elderly Public housing residents People with disabilities
	Geographic area(s) affected	Citywide
	Associated goals	Improve housing access and quality
	Description	Activities to possibly be funded under this priority include but are not limited to: • Affordable rental housing, including housing with services, for under 50-60% AMI. • Affordable homeownership opportunities. • Home repair assistance, especially for senior homeowners. • Energy efficiency improvements. • Rental rehabilitation or programs to prevent displacement due to redevelopment. • Senior housing, including assistance for seniors at-risk of homelessness. • Housing options with supportive services/case management for people with mental health needs. • Affordable housing in areas with access to transportation, jobs, and other community resources. • Assistance with accessing housing (application fees, background checks, issues with past evictions, Housing Choice Voucher acceptance).

	Basis for priority	CHAS data analyzed for this Plan indicates high levels of housing cost burden. Community members noted the need for rehab and repair of housing and a greater supply of affordable rental and for-sale housing. The top-rated housing needs from the community survey included help for homeowners to make housing improvements, rehabilitation of affordable rental housing/ apartments, and energy efficiency improvements to housing. Safe and affordable housing is also prioritized in the Wyandotte County Community Health Improvement Plan, the Unified Government's area master plans, and the Greater Kansas City Coalition to End Homelessness Needs Assessment.
2	Priority Need	Homeless Needs
	Priority level	High
	Population(s) served	Chronic homelessness Homeless individuals Homeless families with children Homeless persons with mental illness Homeless persons with chronic substance abuse Homeless veterans Homeless persons with HIV/AIDS Homeless victims of domestic violence Homeless unaccompanied youth
	Geographic area(s) affected	Citywide
	Associated goals	Provide housing and services for people experiencing or at-risk of homelessness
	Description	Activities to possibly be funded under this priority include: • Homelessness prevention and diversion, including for seniors and through school districts. • Case management and wrap-around services focused on homelessness prevention and diversion. • Transitional housing, including for victims of domestic violence. • Housing assistance for youth aging out of foster care. • Programs that are flexible to support a variety of needs (short-term vs longer-term assistance, varying levels of case management, etc.). • Mental health and substance abuse services.
	Basis for priority	Residents and stakeholders indicated a high level of need for homelessness prevention and diversion, transitional and permanent supportive housing, and case management and supportive services. Community survey respondents identified transitional/ permanent supportive housing programs, homelessness prevention, and supportive services/ case management as the top homeless needs. Needs identified in the Greater Kansas City Coalition to End Homelessness Needs Assessment include expanding permanent supportive housing solutions and wraparound services, decreasing barriers to emergency shelters, structuring Coordinated Entry to quickly connect individuals to housing and services, enhancing youth-specific programs and services, increase funding for homelessness prevention, and examining and addressing racial disparities across system performance measures and beyond. Area master plans also detail specific projects to address homelessness.

3	Priority Need	Infrastructure and Public Facility Improvements
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goals	Improve public facilities and infrastructure
	Description	Activities to possibly be funded under this priority include: • Infrastructure to support affordable and/or small-lot housing • Sidewalks • Street improvements • Streetlighting • High speed internet access • Parks
	Basis for priority	Park improvements, sidewalk improvement or expansion, high-speed internet access, and infrastructure to support affordable housing development were commonly identified needs in the community workshops and stakeholder interviews. Survey respondents identified community centers (e.g., youth centers, senior centers, cultural centers), community parks, gyms, and recreational fields, and homeless centers as the greatest public facility needs. Survey respondents identified street/road improvements and sidewalk improvement or expansion as the greatest public infrastructure needs. Area master plans and the Parks Master Plan detail specific public facility and infrastructure needs.
4	Priority Need	Public Services
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Homeless individuals and families Victims of domestic violence
	Geographic area(s) affected	Citywide
	Associated goals	Provide public services

	Description	Activities to possibly be funded under this priority include: • Domestic violence services • Abused and neglected children services • Senior programs, including transportation assistance and support programs • Food access assistance • Mental health services • Youth activities/afterschool activities • Childcare centers • Children/family services • Literacy programs for adults • Financial literacy and first-time homebuyer classes • Fair housing education and enforcement • Public transportation/transportation assistance • Small business support
	Basis for priority	Respondents to the community survey prioritized health and mental health services, childcare, substance abuse/ crime prevention, and youth services/programs as areas of highest need. Additional services for children, adults, and businesses provide a robust public services network that may alleviate some stressors placed on families and improve overall mental health. Access to healthcare and childcare services are also prioritized in the Wyandotte County Community Health Improvement Plan (CHIP). Area master plans detail additional public service needs identified by neighborhood residents.
5	Priority Need	Economic Development
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goals	Promote economic development
	Description	Activities to be possibly funded under this priority include: • Small business financial and technical assistance • Façade or other property improvements for small businesses • Microenterprise development • Public facilities and improvement to support economic development • Job training
	Basis for priority	Redevelopment or demolition of blighted properties, incentives for creating jobs, and small business assistance were noted as high needs by residents and stakeholders in the community survey, stakeholder interviews, and community workshops. Jobs and education are also prioritized in the Wyandotte County Community Health Improvement Plan. Area master plans detail additional economic development needs for specific neighborhoods.
6	Priority Need	Fair Housing
	Priority level	High
	Population(s) served	All

	Geographic area(s) affected	Citywide
	Associated goals	Planning and administration
	Description	Assist eligible households including but not limited to: - Fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities. - Consumer education around landlord-tenant issues. Fair housing education and enforcement for people with limited English proficiency.
	Basis for priority	Input from community members indicate a need for additional fair housing education and awareness of available community resources, including for those most at-risk of housing discrimination. Analysis of Impediments to Fair Housing Choice and area master plan recommendations call for continued fair housing activities.
7	Priority Need	Program Administration
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goals	Planning and administration
	Description	Support general administration, planning, and staff costs for the Unified Government's CDBG, HOME and ESG programs.
	Basis for priority	Program administration costs associated with the coordination and delivery of services to Kansas City, KS residents.

Narrative (Optional)

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

Influence of Market Conditions

Table 53 – Influence of Market Conditions

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

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

Introduction

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

Anticipated Resources

Table 54 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$2,362,404	\$0	\$0	\$2,362,404	\$8,504,654	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.
HOME	Public – Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$882,359	\$0	\$0	\$882,359	\$3,176,492	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.
ESG	Public – Federal	Conversion and rehab for transitional housing Financial assistance Overnight shelter Rapid re-housing Rental assistance Services Transitional housing	\$196,560	\$0	\$0	\$196,560	\$707,616	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.

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

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

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

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

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

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

Table 55 - Institutional Delivery Structure

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

Assess of Strengths and Gaps in the Institutional Delivery System

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

The Unified Government's Housing and Community Development Department holds a seat on the board of the Greater Kansas City Coalition to End Homelessness, which helps coordinate services between homeless individuals, homeless providers, and health and mental health organizations. The UG also coordinates closely with the Housing Authority of Kansas City, KS by providing advertisements of available services and upcoming activities for distribution to residents. In implementing its HOME Program, the UG depends upon its partnerships with two Community Housing Development Organizations (CHDOs), particularly for the function of developing new affordable housing for homeowners.

These partnerships with public agencies, for-profit, and non-profit private organizations comprise the greatest strength of the institutional delivery system. However, the lack of financial resources for development, operations, and support services is a significant gap to

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

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

Table 56 - Homeless Prevention Services Summary

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

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Greater Kansas City Coalition to End Homelessness (GKCCEH) is the lead agency for the Jackson County, Missouri and Wyandotte County, Kansas Continuum of Care (CoC MO-604). In this role, the GKCCEH is not a direct provider of housing or services but is the chief coordinator of the region's response to homelessness. This includes responsibility for collection and analysis of data on homelessness needs, collaboration on applications for grant funding, and helping to build support within the community for the work of ending homelessness. The GKCCEH also manages what is known as a coordinated entry system that works across agencies in the region to streamline referrals and to equitably connect the highest need persons in the community to the housing and supportive services best meeting their needs. Coordinated entry systems avoid the frustrating experience of being referred from one organization to another and instead, at any designated point of entry, someone needing assistance can be assessed and connected to applicable community resources.

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

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

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

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

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

Strengths of the Service Delivery System:

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

Gaps in the Service Delivery System:

- ❖ Affordable Housing – Repeatedly suggested as a root cause of homelessness in Kansas City, providers noted that there is not enough affordable housing units to meet the community's housing needs and that an unwillingness of property managers to accept housing vouchers makes the affordability problem even more acute for individuals with a housing voucher.
- ❖ Prevention and Diversion – Providers believed there is a serious mismatch between the amount of homeless prevention funding available and the amount needed to keep individuals from homelessness. More flexible uses of prevention funding, to include payment of fines, judgments, and arrears from previous housing placements needs to be considered as well as the cost of rental deposits and move-in expenses.

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

- 🔗 Scope and Coordination of Outreach Programming – While the GKCCEH's coordinated entry system works well and organizations functioning as centralized, single-access points were described as strengths of the system, more of these organizations are needed in more parts of the region to adequately to meet as many needs as possible in these single-access locations. Additionally, more coordination of outreach efforts in the community is needed, as not all organizations performing outreach services participate in GKCCEH.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The GKCCEH's 2020 Needs Assessment described in the previous response combines an analysis of gaps within the existing service delivery system with a set of steps to strengthen the community's approach to prevent and end homelessness.⁴² These steps from the GKCCEH's needs assessment are reproduced below and represent the Continuum of Care's strategy for overcoming identified gaps in the service delivery system.

1. *Increase affordable housing stock and enhance landlord engagement.* Affordable housing is the most needed resource to prevent and reduce homelessness. Many individuals with lived experience of homelessness shared that an affordable home would have prevented their experience of homelessness. Strengthening and developing relationships with landlords and property managers is a key strategy to increase available affordable housing stock.
2. *Expand Permanent Supportive Housing solutions and wraparound services.* Permanent Supportive Housing programs are a strength in the Kansas City metropolitan area. Despite this, needs assessment findings point to a shortage of Permanent Supportive Housing vouchers. Wrap-around supports embedded within housing programs, especially mental health services, are also needed.
3. *Decrease barriers to accessing emergency shelters across the Kansas City metropolitan area.* Crisis shelter beds are dwindling, despite being identified as the most needed type of housing. Low barrier shelters with no or limited eligibility criteria and participation requirements are needed throughout the metropolitan area.
4. *Structure coordinated entry to quickly connect individuals to appropriate housing and services.* Coordinated entry should be easily accessible and transparent to individuals experiencing homelessness. All service providers should be encouraged to participate and have sufficient support to conduct coordinated entry assessments.
5. *Enhance youth-specific programs and services.* Youth experiencing homelessness desire more housing and services tailored to youth-specific needs, well past the age of 18. Longer-term services to maintain stability and financial independence should be considered to lift youth out of the cycle of poverty and prevent future episodes of homelessness.

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

6. *Increase funding for homelessness prevention.* Prevention funding is lacking and widely needed. Individuals with lived experience of homelessness reported safe and affordable housing, supportive social networks, the ability to access rental and utility assistance, and living wages and financial safety net are all interventions that might have helped prevent their experience of homelessness.
7. *Examine and address racial disparities across system performance measures and beyond.* Black and African American residents of Kansas City are significantly more likely to experience homelessness in Kansas City than other racial groups. Understanding and addressing these disparities will require both further analysis and intentional strategies designed to reduce systemic racial inequities.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 57 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Housing Access and Quality	2022	2026	Affordable Housing	Citywide	Housing Affordability and Condition		
2	Provide Housing and Services for People Experiencing or At-Risk of Homelessness	2022	2026	Homeless	Citywide	Homeless Needs		
3	Improve Public Facilities and Infrastructure	2022	2026	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements		
4	Provide Public Services	2022	2026	Non-Homeless Special Needs	Citywide	Public Services		
5	Support Economic Development	2022	2026	Non-Housing Community development	Citywide	Economic Development		
6	Planning and Administration	2022	2026	Non-Homeless Special Needs Non-Housing Community Development Affordable Housing Homeless	Citywide	Program Administration Fair Housing		Not applicable

Goal Descriptions

Goal 1: Improve Housing Access and Quality

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

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

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

Goal 3: Infrastructure and Public Facility Improvements

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

Goal 4: Public Services

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

Goal 5: Economic Development

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

Goal 6: Program Administration

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

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Unified Government will provide affordable housing for an estimated xx individuals or families during the 2022 through 2026 program years. This includes approximately xx families assisted through homeowner rehabilitation, xx new affordable units added for homeownership, and xx affordable rental units to be rehabilitated or developed.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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

Activities to Increase Resident Involvements

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

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

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

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

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

Plan to remove the ‘troubled’ designation

Not applicable.

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

Barriers to Affordable Housing

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

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Restrictive single-family zoning

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

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

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

State LIHTC match

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

Rising water costs

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

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

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

As lead agency for Kansas City/Wyandotte County CoC, GKCCEH manages the coordinated entry system that works to connect the highest need, most vulnerable people in the community to housing and supportive services. Through the 211 system and at other coordinated entry sites throughout the region, residents may begin the process of identifying and securing housing and service resources to meet their individual needs. The Unified Government will assist GKCCEH by providing funding for a full-time coordinator position and other administrative support through general funds.

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Continuum of Care's permanent supportive housing (PSH) programs, which include wrap around services, are key to keeping formerly homeless persons in housing for at least six months prior to program exit. PSH grantees collaborate and share housing retention strategies to support each other in achieving the housing maintenance goal. A chief strategy in achieving the stated goal has been to relocate individuals who experience housing difficulties before a loss of housing occurs. Because 80% of the CoC's PSH units are dedicated

to serve households with severe mental illness or addictions, relocation is often a key strategy in giving someone a fresh start to be successful in housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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

Emergency Shelter

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

Homelessness Prevention

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

Rapid Rehousing

- ❖ Funding for relocation and stabilization case management services.
- ❖ Financial assistance with lease payments, security deposits, utility deposits and arrearages, housing searches, and costs for obtaining identification to help program participants living in shelters or in places not meant for habitation move as quickly as possible into permanent housing and achieve stability there.

- 👉 The Unified Government anticipates assisting about XXXX individuals with rapid rehousing during the 2022 through 2026 program years.

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

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

The Unified Government Community Development Department, in partnership with the Wyandotte County Public Health Department, received a \$1.5 million grant through HUD's Lead Based Paint Hazard Control Program, along with a \$150,000 Health Homes Supplemental Grant. Through this funding, the UG established the kNOw LEAD KCK program that assists residents with lead-based paint stabilization. Under the program, licensed lead inspectors identify lead hazards and make recommendations for their remediation, which is then performed by certified lead abatement contractors. Typical remediation activities include replacement of windows, doors, trim, and porches; removal of deteriorated lead paint and repainting; and replacement of contaminated soil.

Along with information about the kNOw LEAD KCK program, the Wyandotte County Health Department also offers a variety of resources and educational materials about lead-based paint and related hazards on its website.

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

The kNOw LEAD KCK program targets homeowner households most likely to be vulnerable to lead poisoning and hazards. Qualifications for participation in the program include a low income, a home that was built before 1978, and a child under age six living or visiting the home more than six hours each work or a member of the household who is pregnant.

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

The Unified Government distributes information about lead-based paint hazards to all households participating in HOME- and CDBG-funded programs. Households interested in lead-based paint abatement may complete an application to determine whether they qualify for assistance.

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

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

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

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

Regional Housing Recommendations

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

Regional Workforce Development Goals

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

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

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

poverty-level families by reducing their housing and/or utility costs, allowing them to redistribute that spending to other needs or savings.

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

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

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

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In accordance with 24 C.F.R. 91.230, the Unified Government has procedures in place to monitor the CDBG, HOME and ESG programs. The Unified Government will use the HUD checklists as the basis for monitoring its HUD-funded projects. The following practices are incorporated into the monitoring plan to ensure compliance with program requirements.

Standards and Procedures to Monitor Activities and Performance

- a) The Community Development staff conducts field inspections and monitors subrecipients to ensure compliance of locally administered housing projects. Regular monitoring visits are scheduled during each rehabilitation and new construction project.
- b) A monitoring visit is scheduled for each grant activity that is administered by agencies other than the Unified Government. Monitoring checklists are used to cover all areas applicable to the specific project that is being monitored. Documents of monitoring visits are placed in the subrecipient and/or project file.

- c) Subrecipients are required to advertise bid opportunities in at least one local minority newspaper in addition to the paper of record and mail a copy of the invitation to bid to the Minority Contractors Association of Greater Kansas City.

Expected Resources

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

Introduction

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

Anticipated Resources

Table 58 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$2,362,404	\$0	\$0	\$2,362,404	\$8,504,654	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.
HOME	Public – Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$882,359	\$0	\$0	\$882,359	\$3,176,492	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.
ESG	Public – Federal	Conversion and rehab for transitional housing Financial assistance Overnight shelter Rapid re-housing Rental assistance Services Transitional housing	\$196,560	\$0	\$0	\$196,560	\$707,616	The expected amount available for the remainder of the Con Plan is four times 90% of the 2022 annual allocation.

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

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

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

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 59 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Housing Access and Quality	2022	2026	Affordable Housing	Citywide	Housing Affordability and Condition		
2	Provide Housing and Services for People Experiencing or At-Risk of Homelessness	2022	2026	Homeless	Citywide	Homeless Needs		
3	Improve Public Facilities and Infrastructure	2022	2026	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements		
4	Provide Public Services	2022	2026	Non-Homeless Special Needs	Citywide	Public Services		
5	Planning and Administration	2022	2026	Non-Homeless Special Needs Non-Housing Community Development Affordable Housing Homeless	Citywide	Program Administration Fair Housing		Not applicable

Goal Descriptions

Goal 1: Improve Housing Access and Quality

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

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

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

Goal 3: Infrastructure and Public Facility Improvements

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

Goal 4: Public Services

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

Goal 5: Program Administration

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

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

Table 60 – Project Information

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

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

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

AP-38 Project Summary

Project Summary Information

Table 61 – Project Summary

1	Project Name	2022 Home Repair Program
	Target Area	City Wide
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	CDBG \$600,000
	Description	Emergency repairs for single-family owner-occupied homes. Rehabilitation may include electrical, furnace, plumbing and roof work. Rehabilitation may also include work to increase accessibility for those with disabilities.
	Target Date	9/30/2023
	Number of families who will benefit	An estimated 50 low- to moderate-income families will be served during the 2022 program year.
	Location Description	City-wide
	Planned Activities	Low- to moderate-income families can apply to for assistance at any time throughout the program year. Activities will be completed as eligible families apply.
	Goal Outcome Indicator	Homeowner Housing Rehabilitated (50 Households)
2	Project Name	2022 Livable Neighborhoods
	Target Area	City-wide
	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	CDBG \$20,000
	Description	Livable Neighborhoods is a long-standing organization that works with neighborhood and community-based groups to address community-wide concerns through coalition building.
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 500 families will be served by Livable Neighborhoods throughout the program year.
	Location Description	City-wide
	Planned Activities	Public Services
	Goal Outcome Indicator	Public service activities other than Low/Moderate Income Housing Benefit (500 Individuals)
3	Project Name	2022 Willa Gill Multi-Service Center
	Target Area	City-wide

	Goals Supported	Provide Public Services
	Needs Addressed	Public Services
	Funding	CDBG \$148,000
	Description	Willa Gill Multi-Service Center provides multiple services including case management and hot lunches to support families and individuals who are experiencing or at risk of homelessness.
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 1,000 families will be served through Willa Gill throughout the program year.
	Location Description	Services will be provided at the Willa Gill Multi-Service Center at 645 Nebraska Avenue, Kansas City, KS 66101
	Planned Activities	Case management, hot meals and other supportive services.
	Goal Outcome Indicator	Public service activities other than Low/Moderate Income Housing Benefit (1000 individuals)
4	Project Name	2022 Area Master Plan Activities
	Target Area	City-wide
	Goals Supported	Infrastructure and Public Facility Improvements
	Needs Addressed	Improve public facilities and infrastructure
	Funding	CDBG \$500,000
	Description	CDBG funding will be utilized to address priority needs identified in the Northeast Area Master Plan.
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 500 families will benefit from 2022 activities.
	Location Description	Area boundaries identified in area master plans
5	Planned Activities	Activities will be selected from area master plans through consultation with UG staff.
	Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (500 individuals)
	Project Name	2022 Rehabilitation Activity Delivery
	Target Area	City-wide
	Goals Supported	Improve Housing Quality and Access
	Needs Addressed	Housing Affordability and Quality
	Funding	CDBG \$592,311
	Description	Project delivery costs associated with housing activities
	Target Date	9/30/2023
	Number of families who will benefit	Outcomes are associated with housing activities.
	Location Description	N/A
	Planned Activities	Rehabilitation Activity Delivery includes staff and other direct costs to deliver Community Development housing rehabilitation activities.

	Goal Outcome Indicator	Outcomes are associated to rehab activities.
6	Project Name	2022 Community Development Administration
	Target Area	City-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration, Fair Housing
	Funding	20% of 2022 CDBG Allocation
	Description	Applicable Planning and Administration costs
	Target Date	9/30/2023
	Number of families who will benefit	Costs support the administration of Community Development programs
	Location Description	N/A
	Planned Activities	Administration of Community Development grants, programs and activities
	Goal Outcome Indicator	Other
7	Project Name	2022 HOME CHDO Set-Aside Rehab/New Construction
	Target Area	City-wide
	Goals Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	HOME TBD
	Description	Funding set-aside for HOME rehabilitation or new construction activities carried out by approved Community Housing Development Organizations.
	Target Date	09/30/2023
	Number of families who will benefit	Approximately 3 HOME eligible families will benefit.
	Location Description	Activity location will depend upon many factors and will be selected during the project review.
	Planned Activities	CHDO's will submit 2022 projects to the Department of Community Development for review and approval.
	Goal Outcome Indicator	Homeowner Housing Added (3)
8	Project Name	2022 HOME Rehab/New Construction
	Target Area	City-wide
	Goal Supported	Improve Housing Access and Quality
	Needs Addressed	Housing Affordability and Condition
	Funding	HOME TBD
	Description	HOME rehabilitation or new construction activities carried out by non-CHDO subrecipients
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 6 HOME eligible families will benefit.
	Location Description	Activity location will depend upon many factors and will be selected during the project review.

	Planned Activities	Subrecipients will submit projects to the Department of Community Development for review and approval.
	Goal Outcome Indicator	Homeowner Housing Added (6)
9	Project Name	2022 HOME Administration
	Target Area	City-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration
	Funding	HOME TBD
	Description	Applicable administration costs related to HOME activities.
	Target Date	9/30/2023
	Number of families who will benefit	HOME Administration supports the delivery of HOME activities.
	Location Description	N/A
	Planned Activities	Administration of HOME grants and projects.
	Goal Outcome Indicator	Other
10	Project Name	2022 Emergency Solutions Grants Activities
	Target Area	City-wide
	Goals Supported	Provide Housing and Services for People Experiencing or At-Risk of Homelessness
	Needs Addressed	Homeless Needs
	Funding	ESG TBD
	Description	Subrecipients will provide eligible ESG activities to resolve or prevent homelessness for ESG qualified households or individuals.
	Target Date	9/30/2023
	Number of families who will benefit	Approximately 1000 families experiencing or at-risk of homelessness will be served in the 2022 program year.
	Location Description	City-wide
	Planned Activities	Activities will be delivered by subrecipients according to subrecipient agreement. Eligible activities include Homelessness Prevention, Rapid Re-housing, Emergency Shelter, Homeless Outreach, HMIS/Data Collection, and Administration
	Goal Outcome Indicator	Homelessness Prevention (600) Homeless Person overnight shelter (450) Tenant-based rental assistance/Rapid Rehousing (450)

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Geographic Distribution

Table 61 - Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

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

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

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

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

Not applicable.

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

Introduction

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

As lead agency for Kansas City/Wyandotte County CoC, GKCCEH manages the coordinated entry system that works to connect the highest need, most vulnerable people in the community to housing and supportive services. Through the 211 system and at other coordinated entry sites throughout the region, residents may begin the process of identifying and securing housing and service resources to meet their individual needs. The Unified Government assists GKCCEH by providing funding for a full-time coordinator position and other administrative support through general funds.

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG funds are awarded annually to eligible nonprofit agencies that provide emergency shelter and transitional housing. The Unified Government plans to provide 450 emergency shelter bed nights during the 2022 program year.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Continuum of Care's permanent supportive housing (PSH) programs, which include wrap around services, are key to keeping formerly homeless persons in housing for at least six months prior to program exit. PSH grantees collaborate and share housing retention strategies to support each other in achieving the housing maintenance goal. A chief strategy in achieving the stated goal has been to relocate individuals who experience housing difficulties before a loss of housing occurs. Because 80% of the CoC's PSH units are dedicated to serve households with severe mental illness or addictions, relocation is often a key strategy in giving someone a fresh start to be successful in housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Unified Government anticipates allocating its 2022 Emergency Solutions Grant (ESG) funding to three categories focused on specifically on housing. Specific activities may include financial assistance to help pay for housing or services designed to help people obtain or maintain housing. In both cases, assistance will be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping participants develop a plan for preventing future housing instability. A summary of each category follows.

Emergency Shelter

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

- ❖ The Unified Government anticipates providing 450 emergency shelter nights during the 2022 program year.

Homelessness Prevention

- ❖ Funding for relocation and stabilization case management services.
- ❖ Financial assistance with lease payments or arrearages, security deposits, utility costs or arrearages, housing searches, and costs for obtaining identification to help program participants regain stability in their current permanent housing or move to other permanent housing that and achieve stability there.
- ❖ The Unified Government anticipates assisting about 600 individuals with homelessness prevention during the 2022 program year.

Rapid Rehousing

- ❖ Funding for relocation and stabilization case management services.
- ❖ Financial assistance with lease payments, security deposits, utility deposits and arrearages, housing searches, and costs for obtaining identification to help program participants living in shelters or in places not meant for habitation move as quickly as possible into permanent housing and achieve stability there.
- ❖ The Unified Government anticipates assisting about 450 individuals with rapid rehousing during the 2022 program year.

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

Barriers to Affordable Housing

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

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Restrictive single-family zoning

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

State LIHTC match

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

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

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

Rising water costs

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

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

The UG's "kNOw LEAD" program is funded by a 2017 Lead-Based Paint Hazard Control grant from HUD and assists residents with lead-based paint stabilization. Licensed lead inspectors identify lead hazards and make recommendations, and certified lead abatement contractors perform the remediation, which may include replacement of windows, doors, trim, and porches; removing deteriorated lead paint and repainting; and/or replacing contaminated soil. While inspecting properties for lead, the inspection team also performs a Healthy Homes inspection.

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

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

The Unified Government's Community Development Department works in conjunction with community stakeholders, local and regional public service agencies, neighborhood revitalization organizations and area housing partners who have a mutual interest in CDBG

and HOME program goals and objectives. Community Development partners with these stakeholders on a wide range of programs including the Consolidated Planning process, Affirmatively Furthering Fair Housing actions, and the annual budget RFP process.

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

Actions planned to enhance coordination between public and private housing and social service agencies

Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. However, the lack of financial resources for development, operations, and support services is a significant gap to overcome. By coordinating between agencies and local organizations, the UG helps to create a more comprehensive network of services and programs for its residents while reducing duplication and making efficient use of limited financial resources.

The Unified Government's Housing and 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 maintain its representation on the board of the Greater Kansas City Coalition to End Homelessness, which helps coordinate services between homeless individuals, homeless providers, and health and mental health organizations. The Unified Government also participates annually or bi-annually in the Kansas City (MO&KS), Independence, Lee's Summit/Jackson, Wyandotte Counties Continuum of Care's Point-in-Time count.

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

Discussion:

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

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Table 65 – Program Income

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

Table 66 – Other CDBG Requirements

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

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

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

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

Sale to a New Homebuyer: Full recapture will occur upon sale, transfer, or conveyance of the property to a new homebuyer prior to the expiration of the prescribed affordability period. The HOME-assisted buyer must repay the full amount of the entire HOME subsidy less any owner-paid closing costs and owner equity included therein; provided, that if the property is sold for market value and net proceeds from the sale is insufficient to pay the full subsidy amount, the difference between the net proceeds and the HOME subsidy amount may be forgiven.

Conversion to Business or Rental Use: Full Recapture will occur upon sale or conversion of the property for rental or business purposes prior to the expiration of the prescribed affordability period. The HOME-assisted buyer must repay the full amount of the HOME subsidy. No pro-rata reduction may be made.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The UG will hold a lien on property for the amount of the HOME subsidy to assure that the assisted household continues to meet program guidelines throughout the affordability period. The minimum affordability period required is based on the amount of HOME assistance and is as follows:

Each property assisted with HOME funds must also have deed restrictions that run with the land, in addition to the applicable affordability period. These restrictions ensure the property remains affordable to a low to moderate income household for the applicable period and stipulate that: 1) The property must be the principal and primary residence of the purchaser; 2) All or any portion of the property may not be used as rental property or as investment property; and 3) Any portion of the property assisted with HOME funds may not be used as a business.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The UG does not use HOME funds for this purpose.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

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

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

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

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

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

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

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

5. Describe performance standards for evaluating ESG.

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

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

System Performance Measurement Parameters also include the following:

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

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



Unified Government of
Wyandotte County & Kansas City, KS

Analysis of Impediments to Fair Housing Choice

May 2022

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ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

For Program Years 2022 to 2026

WYANDOTTE COUNTY & KANSAS CITY, KS

Housing and Community Development Department

May 2022

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



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Chapter 1.

Introduction

Fair Housing Planning

Equal access to housing choice is crucial to America's commitment to equality and opportunity for all. Title VIII of the United States Civil Rights Act of 1968, more commonly known as the Fair Housing Act, provides housing opportunity protection by prohibiting discrimination in the sale or rental of housing on the basis of race, color, religion, sex, and national origin. The Act was amended in 1988 to provide stiffer penalties, establish an administrative enforcement mechanism and to expand its coverage to prohibit discrimination on the basis of familial status and disability. The U.S. Department of Housing and Urban Development (HUD), specifically HUD's Office of Fair Housing and Equal Opportunity (FHEO), is responsible for the administration and enforcement of the Fair Housing Act and other civil rights laws.

Provisions to affirmatively further fair housing (AFFH) are basic long-standing components of HUD's housing and community development programs. The AFFH requirements are derived from Section 808(e) (5) of the Fair Housing Act which requires the Secretary of HUD to administer the Department's housing and urban development programs in a manner to affirmatively further fair housing.¹

Local communities like Kansas City, KS that receive grant funds from HUD through its entitlement process satisfy this obligation by performing an "Analysis of Impediments to Fair Housing Choice" (AI). In an AI, grantees evaluate barriers to fair housing choice and develop strategies and actions to overcome identified impediments based on their histories, circumstances, and experiences. Through this process, communities promote fair housing choice for all persons, including classes protected under the Fair Housing Act, and promote racially and ethnically inclusive patterns of housing occupancy, identify structural and systematic barriers to fair housing choice, and promote housing that is physically accessible and usable by persons with disabilities.

HUD presumes that a grantee is meeting its obligation and certification to affirmatively further fair housing by taking actions that address the impediments, including:

- 🏠 Analyzing and eliminating housing discrimination within the jurisdiction;
- 🏠 Promoting fair housing choice for all persons;

¹ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1 (Chapter 1: Fair Housing Planning Historical Overview, Page 13)*. March 1996.

- 🏡 Providing opportunities for racially and ethnically inclusive patterns of housing occupancy;
- 🏡 Promoting housing that is physically accessible to all persons to include those persons with disabilities; and
- 🏡 Fostering compliance with the nondiscrimination provisions of the Fair Housing Act.

Through its Community Planning and Development (CPD) programs, HUD's goal is to expand mobility and widen a person's freedom of choice. The Department also requires Community Development Block Grant (CDBG) program grantees to document AFFH actions in the annual performance reports that are submitted to HUD.

In 2015, HUD published a final rule on Affirmatively Furthering Fair Housing, which outlines procedures that jurisdictions and public housing authorities who participate in HUD programs must take to promote access to fair housing and equal opportunity. This rule stipulated that grantees and housing authorities take meaningful actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected class characteristics. Under HUD's final rule, grantees must take actions to:

- 🏡 Address disparities in housing need;
- 🏡 Replace segregated living patterns with integrated and balanced living patterns;
- 🏡 Transform racially/ethnically concentrated areas of poverty into areas of opportunity; and
- 🏡 Foster and maintain compliance with civil rights and fair housing laws.

To assist grantees affirmatively further fair housing, HUD provided publicly available data, maps, and an assessment tool to use to evaluate the state of fair housing within their communities and set locally-determined priorities and goals. HUD's final rule mandated that most grantees begin submitting to HUD an assessment developed using these tools in 2017; however, a 2018 HUD notice withdrew the requirement to prepare such assessments. A subsequent notice further required that grantees instead prepare and keep on file a current Analysis of Impediments to Fair Housing Choice. In 2020, HUD further relaxed requirements to complete an AI, allowing grantees to instead certify that they are affirmatively furthering fair housing.

Mosaic Community Planning assisted the Unified Government of Wyandotte County and Kansas City, KS with the preparation of this Analysis of Impediments to Fair Housing Choice. This AI follows HUD's *Fair Housing Planning Guide* but also incorporates elements of HUD's assessment tool established in the 2015 final rule. In some places, it uses data developed by HUD for use by grantees as part of the Affirmatively Furthering Fair Housing final rule.

Definitions

Affirmatively Further Fair Housing – To Affirmatively Further Fair Housing Choice (AFFH) is to comply with “the 1968 Fair Housing Act’s obligation for state and local governments to improve and achieve more meaningful outcomes from fair housing policies, so that every American has the right to fair housing, regardless of their race, color, national origin, religion, sex, disability or familial status.”²

Affordable – Though local definitions of the term may vary, the definition used throughout this analysis is congruent with HUD’s definition:

- ✦ HUD defines as “affordable” housing that costs no more than 30% of a household’s total monthly gross income. For rental housing, the 30% amount would be inclusive of any tenant-paid utility costs. For homeowners, the 30% amount would include the mortgage payment, property taxes, homeowners insurance, and any homeowners’ association fees.

Fair Housing Choice - In carrying out this Analysis of Impediments to Fair Housing Choice, the Unified Government used the following definition of “Fair Housing Choice”:

- ✦ The ability of persons of similar income levels to have available to them the same housing choices regardless of race, color, religion, sex, national origin, familial status, or handicap.

Impediments to Fair Housing Choice - As adapted from the HUD *Fair Housing Planning Guide*, impediments to fair housing choice are understood to include:³

- ✦ Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices.
- ✦ Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

Protected Classes – The following definition of federally protected classes is used in this document:

- ✦ Title VIII of the Civil Rights Act of 1968 prohibits housing discrimination based on race, color, national origin or ancestry, sex, or religion. The 1988 Fair Housing Amendments Act added familial status and mental and physical handicap as protected classes.

² U.S. Department of Housing and Urban Development. “HUD Publishes New Proposed Rule on Affirmatively Furthering Fair Housing Choice.” Press Release No. 13-110. July 19, 2013.

³ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. *Fair Housing Planning Guide: Volume 1 (Chapter 2: Preparing for Fair Housing Planning, Page 2-17)*. March 1996.

Data Sources

Decennial Census Data – Data collected by the Decennial Census for 2020, 2010, and 2000 is used in this Assessment (older Census data is only used in conjunction with more recent data in order to illustrate trends). The Decennial Census data is used by the U.S. Census Bureau to create several different datasets:

- 🔗 2010 and 2000 Census Summary File 1 (SF 1) – This dataset contains what is known as “100% data,” meaning that it contains the data collected from every household that participated in the Census and is not based on a representative sample of the population. Though this dataset is very broad in terms of coverage of the total population, it is limited in the depth of the information collected. Basic characteristics such as age, sex, and race are collected, but not more detailed information such as disability status, occupation, and income. The statistics are available for a variety of geographic levels with most tables obtainable down to the census tract or block group level.
- 🔗 2000 Census Summary File 3 (SF 3) – Containing sample data from approximately one in every six U.S. households, this dataset is compiled from respondents who received the “long form” Census survey. This comprehensive and highly detailed dataset contains information on such topics as ancestry, level of education, occupation, commute time to work, and home value. The SF 3 dataset was discontinued for the 2010 Census, but many of the variables from SF 3 are included in the American Community Survey.
- 🔗 2010 and 2020 Redistricting Data – The Census Bureau released redistricting data for all states on August 12, 2021. The dataset provides demographic characteristics of the nation by state, county, city, all the way down to the census block level, including race and ethnicity; population 18 years and over; occupied and vacant housing units; and people living in group quarters like nursing homes, prisons, military barracks and college dorms.

American Community Survey (ACS) – The American Community Survey is an ongoing statistical survey that samples a small percentage of the U.S. population every year, thus providing communities with more current population and housing data throughout the 10 years between censuses. This approach trades the accuracy of the Decennial Census Data for the relative immediacy of continuously polled data from every year. ACS data is compiled from an annual sample of approximately 3 million addresses rather than an actual count (like the Decennial Census’s SF 1 data) and therefore is susceptible to sampling errors. This data is released in two different formats: single-year estimates and multi-year estimates.

- 🔗 ACS Multi-Year Estimates – More current than Census 2010 data, this dataset is one of the most frequently used. Because sampling error is reduced when estimates are collected over a longer period of time, 5-year estimates will be more accurate (but less recent) than 1-year estimates. The 2016-2020 ACS 5-year estimates are used most often in this assessment.
- 🔗 HUD Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) – HUD’s AFFH Data and Mapping Tool provides a series of online, interactive maps and data tables to assist grantees in preparing fair housing analyses. Topics covered include demographics and demographic trends; racial and ethnic segregation; housing problems, affordability, and tenure; locations of subsidized housing and Housing Choice

Voucher use; and access to educational, employment, and transportation opportunities. This report uses HUD's latest data and maps, AFFHT0004, which was released in November 2017. HUD's source data includes the American Community Survey (ACS), Decennial Census / Brown Longitudinal Tract Database (BLTD), Comprehensive Housing Affordability Strategy (CHAS), Longitudinal Employer-Household Dynamics (LEHD), HUD's Inventory Management System (IMS) / Public and Indian Housing (PIH) Information Center (PIC), and others. For a complete list of data sources, please see HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool Data Documentation appended to this report or available online at: <https://www.hudexchange.info/resources/documents/AFFH-T-Data-Documentation-AFFHT0004-November-2017.pdf>.

Chapter 2.

Community Participation

Community Engagement Overview

An important component of the research process for this Analysis of Impediments to Fair Housing Choice involved gathering input regarding fair and affordable housing conditions, perceptions, and needs in Kansas City, KS. The Unified Government's project team used a variety of approaches to achieve meaningful public engagement with residents and other stakeholders, including community workshops, stakeholder focus groups and interviews, and a community-wide survey.

Community Workshops

In March 2022, the Unified Government hosted a series of virtual and in-person community workshops to understand local fair and affordable housing issues. Three workshops were held virtually via Zoom- residents could join online or by phone- and one session was held in-person at the Unified Government Municipal Building. The first virtual workshop was held with simultaneous Spanish language interpretation, and residents could request language or other accommodations at the other workshops if needed. A total of 24 participants joined a community workshop. Workshop dates and times are shown below:

- 📍 **Community Workshop 1 (Virtual with Spanish language interpretation)**
Wednesday, March 2, 2022
6:00 PM
- 📍 **Community Workshop 2 (Virtual)**
Thursday, March 3, 2022
1:00 PM
- 📍 **Community Workshop 3 (Virtual)**
Wednesday, March 9, 2022
6:00 PM
- 📍 **Community Workshop 4 (In-Person at Unified Government Municipal Building)**
Wednesday, March 23, 2022
6:00 PM

Stakeholder Focus Groups and Interviews

The planning team also engaged with stakeholders representing a variety of perspectives through virtual individual and small group interviews. Discussion topics included barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources. A total of 30 community stakeholders participated in a focus group or interview, representing a range of viewpoints, including affordable housing, fair housing, housing developers, community development, education, health services, public services, homelessness, housing and services for people with disabilities, other special needs housing, and others.

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

One or more representatives from about 30 organizations and agencies participated in a stakeholder interview, community input session, or focus group. Organizations and agencies from which someone participated in the development of this AI include:

- | | |
|---|--|
| 🏡 Argentine Betterment Corporation | 🏡 The Whole Person |
| 🏡 Avenue of Life | 🏡 Unified Government Board of Commissioners, Districts 6 and 8 |
| 🏡 Catholic Charities of Northeast Kansas | 🏡 Unified Government Emergency Management Department |
| 🏡 Central Avenue Betterment Association | 🏡 Unified Government Planning + Urban Design Department |
| 🏡 Community Housing of Wyandotte County | 🏡 Unified Government Planning Engineering |
| 🏡 Cross-Lines Community Outreach | 🏡 Unified Government Transportation Department |
| 🏡 Friends of Yates | 🏡 United Way of Greater Kansas City |
| 🏡 Greater Kansas City Coalition to End Homelessness | 🏡 Wyandotte Economic Development Council |
| 🏡 Habitat for Humanity of Kansas City | |
| 🏡 Hillcrest KC | |
| 🏡 Hispanic Economic Development Corporation | |
| 🏡 Historic Westheight Neighborhood Association | |
| 🏡 Kansas City Dream Center | |
| 🏡 Kansas City, Kansas Housing Authority | |
| 🏡 Kansas City, KS Public Schools | |
| 🏡 McKinney Vento | |
| 🏡 Kansas Legal Services | |
| 🏡 Metro Lutheran Ministries | |
| 🏡 Mt. Carmel Redevelopment Corp. Inc | |
| 🏡 Our Spot KC | |
| 🏡 PCs for People | |
| 🏡 Rosedale Development Association | |
| 🏡 The Hub Argentine | |

Community Survey

A final method for obtaining community input was a 22-question survey available to the public, including people living and/or working in Kansas City, KS and Wyandotte County, and other stakeholders. The survey was available from January through March 2022 via an online link. Hard copies were available by request to the Unified Government's Housing and Community Development Department. A total of 142 survey responses were received.

Publicity for Community Engagement Activities

Advertisement for the community workshops and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Public notice of community input opportunities was given to residents through announcements on the Unified Government's website, social media, and newsletters, as well as through e-mails to community stakeholders. Stakeholder interview invitations were sent to more than 60 contacts representing a variety of viewpoints including elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others. Spanish interpretation was available at the first community workshop. Meeting advertisements noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

Community Engagement Results

Results from community workshops, stakeholder interviews, and focus groups are summarized below. All comments and surveys were accepted. Public input is summarized in this section, with complete survey results provided as an appendix. Please note that comments below represent the community input received in the course of developing this plan and do not necessarily reflect the views of the Unified Government or Mosaic Community Planning.

Figure 1: Advertisement for community workshops

Hey **KCK**:

Join us for a community development workshop.

Tell us about KCK housing and your neighborhood's needs as we create a five-year plan for federal funds to support our community.



Wednesday, March 2 at 6PM*
Thursday, March 3 at 1PM
Wednesday, March 9 at 6PM

*With Spanish language interpretation.
Accommodations available for all three
workshops. Please let us know!

RSVP at wycokck.org

Stakeholder Interview, Community Workshop, and Focus Group Results

1. What are Wyandotte County and Kansas City's greatest affordable housing needs? Are there parts of the city or county where housing needs are greater than others?

Rehab and repair of housing/ improving housing condition:

- 🏠 Rehab and repair of housing in the northeast and older neighborhoods, reducing need for demolition (prioritized in area master plans)
- 🏠 Home rehab and repair to keep people in housing, including large repairs like roofs
- 🏠 Lack of housing available that is up to code, safe
- 🏠 Need to improve condition of Housing Authority buildings

Development of new affordable housing:

- 🏠 Increasing access to attainable and affordable housing, new home construction
- 🏠 Workforce housing
- 🏠 Income-based housing

Infill housing, development of vacant lots:

- 🏠 Infill housing on vacant lots
- 🏠 Development of affordable, safe, clean housing and small housing on vacant lots
- 🏠 Improvement of vacant lots; providing incentives for developers to build in older neighborhoods
- 🏠 Subsidies or incentives for low-income residents to own homes built on vacant lots

Institution/ policy development:

- 🏠 Land trust or fund to improve housing, create transitional housing opportunities, and assist with transfer of properties from land bank
- 🏠 Additional Community Housing Development Organizations (CHDOs) that can tap into federal funding

Housing types:

- 🏠 Multifamily housing to keep pace with housing demand
- 🏠 More rowhouses for homeownership
- 🏠 Mixed use development with retail and amenities
- 🏠 Workforce housing in close proximity to jobs, particularly in western Wyandotte County
- 🏠 Converting a school building, community center or hotel into micro apartments that could come online quickly
- 🏠 New forms of housing- tiny homes, pallet structures
- 🏠 Grants to incentivize accessory dwelling units

Housing for specific populations:

- 🏠 Senior housing
- 🏠 Accessible housing for people with disabilities
- 🏠 Housing for people exiting prison
- 🏠 Permanent supportive housing

Access to amenities:

- 🏠 Housing located near amenities and safe places for children to play- combining affordable housing and community development

Homebuyer assistance:

- 🏡 Assistance paying for homes for residents who agree to move to the community for 10+ years

Homelessness needs:

- 🏡 Collective impact model to address homelessness
- 🏡 Homelessness prevention/ diversion
- 🏡 Homeless housing with supportive services and case management
- 🏡 Hotel approach to homeless housing (individual rooms)
- 🏡 Additional emergency shelter space
- 🏡 Supporting homeless programs for 16- to 24-year-olds
- 🏡 Long-term and strategic approach to homelessness rather than piecemeal approach; incorporate recommendations of task force
- 🏡 Data on homelessness, numbers in transitional housing
- 🏡 More homeless shelters in the northeast
- 🏡 Locations with restrooms and water access for people who are homeless
- 🏡 Opportunities for people who are homeless to renovate vacant homes with the option to purchase, similar to Habitat for Humanity
- 🏡 Shelters have too many requirements for residents; rental assistance or emergency housing with fewer requirements would be preferable

Mitigating gentrification and displacement:

- 🏡 Concerns about gentrification as Juniper Gardens is transferred to the Housing Authority
- 🏡 Balance new development with property tax increases to avoid displacement
- 🏡 Property tax strategies to keep people housed

Comprehensive housing and community development strategies:

- 🏡 Addressing neighborhoods and blocks in a comprehensive manner
- 🏡 Identifying catalytic changes on blocks so that other neighbors invest
- 🏡 Being more strategic and collaborative in housing and wrap-around services
- 🏡 Gap financing for larger projects

Facilitating development:

- 🏡 Facilitating development through improving online portal experience, making permitting easier

Environmental quality of housing:

- 🏡 Energy efficiency of housing
- 🏡 Remediation of lead and asbestos
- 🏡 Updating of water and sewer lines between the home and the public connection
- 🏡 Testing of homes for lead pipes

Community support for housing:

- 🏡 Community acceptance of multifamily housing

Community education on codes, permitting, and housing rights:

- 🏡 Improving understanding of UG guidelines and ordinances
- 🏡 Build neighborhood groups to address landlords taking advantage of residents and promote organizing for what neighbors want to see
- 🏡 Homeownership and renter rights programs

Voucher acceptance:

- 🏠 Need for landlords to accept vouchers
- 🏠 Organization to teach life skills and back clients so that Section 8 would be accepted

Eviction assistance:

- 🏠 Assistance with moving so people avoid having an eviction on record

Other assistance:

- 🏠 Assistance for residents in paying back-taxes on inherited property

2. What parts of the city/county are generally seen as areas of opportunity (i.e. places people aspire to live, places that offer good access to schools, jobs, and other amenities)? What makes them attractive places to live? Are there barriers someone might face in moving to one of these areas?

- 🏠 Residents and stakeholders noted several areas of opportunity in the city, county, and surrounding areas, including:
 - Western Wyandotte County
 - Piper
 - Rosedale
 - Strawberry Hill
 - Turner
 - Bonner Springs- Edwardsville
 - The Legends
 - 78th Street and State Avenue
 - Roeland Park
 - Kansas City, MO
- 🏠 These areas were generally noted as being in close proximity to amenities and/or employment, and having high-quality schools, housing stock, and public infrastructure. Residents and stakeholders noted that the western portion of the county offers suburban-style living, while eastern neighborhoods often offer urban living and greater proximity to employment and public transit. Residents noted that jobs that in the region that pay living wages are primarily located in Kansas City, MO, so residents seeking to access those jobs may prefer to live in eastern Kansas City, KS, due to low connectivity in the area.
- 🏠 Residents and stakeholders noted several potential barriers to moving to these areas, including:
 - Cost of housing
 - Access to wealth to purchase a home, as these areas generally have higher rates of homeownership
 - Lack of housing supply and low turnover
 - Lack of multifamily housing
 - Gentrification
 - Vacant properties held by investors
 - Lack of public transit- residents living in western Wyandotte County would need access to a vehicle
 - Lack of retail in northeast neighborhoods
 - Quality of school districts
 - Feeling welcome in a neighborhood
 - NIMBYism and opposition to affordable housing

3. Do residents of similar incomes generally have the same range of housing options? Are there any barriers other than income/savings that might impact housing choices? Are you aware of any housing discrimination?

🏠 Residents and stakeholders noted several barriers to housing choice other than income or savings, including:

- Lack of variety of housing types
- Rising costs of housing and getting priced out of housing
- Condition of housing
- Cost of maintaining housing
- High cost of utilities; weatherization programs focus primarily on homeowner housing
- Access to downpayment assistance
- Knowledge of where to find affordable housing
- Lack of landlords accepting vouchers and lack of understanding of benefits of accepting vouchers
- Discrimination by landlords
- Education on credit and preventing evictions
- Property taxes
- Lack of housing accessible for people with disabilities and seniors
- Availability of employment
- Location of employment
- Lack of skills and need for job training
- Ability to maintain a job for people with disabilities, people with mental health issues, and seniors
- Access to small business assistance
- Access to transportation
- Lack of connectivity of public transit system
- Childcare
- Safety
- School quality
- Lack of laws protecting the LGBTQ community from discrimination
- Ability to obtain a mortgage or loan, including for undocumented residents
- Knowledge on using the banking system
- Language barriers, including in code enforcement
- Difficulty obtaining housing for undocumented residents
- Difficulty obtaining housing for people with mental health conditions
- Lack of resources for independent living for people with intellectual and developmental disabilities and seniors
- Access to cultural amenities and resources for refugee and immigrant populations
- Impacts of historic redlining
- Funding spent on public safety over public services
- Merging of city and county into larger service area; departments must serve larger areas

While most residents and stakeholders said they were not aware of any discrimination, a few indicated instances of discrimination, including:

- 🏠 Discrimination based on language
- 🏠 Discrimination based on race or ethnicity
- 🏠 Discrimination based on legal status
- 🏠 Discrimination based on mental health conditions

❖ Discrimination based on source of income (use of Housing Choice Vouchers)

4. Are people in the area segregated in where they live? If so, what causes this segregation to occur?

Residents and stakeholders indicated that segregation exists in Wyandotte County and Kansas City, emphasizing the following concerns:

- ❖ There is segregation by race and ethnicity. People of color tend to live on the eastern side of Wyandotte County, and the western side is predominantly white. The Argentine, Armourdale, and Turner neighborhoods have large numbers of Hispanic residents.
- ❖ Black residents, Central and South American immigrants, and Native American residents are insulated from one another. There are working-class white residents in all neighborhoods. There are demographic shifts, but people are still separated from one another.
- ❖ A lot of immigrant and refugee populations live in areas with others from their cultures. They don't have as many opportunities to mix with other cultures.
- ❖ The county is less segregated than it used to be.
- ❖ Residents tend to be segregated based on income and socioeconomic status. Lower-income people tend to live on the eastern side of the county. Piper is the least diverse neighborhood, and this is related to income.
- ❖ There is an area of a high concentration of poverty because certain landlords rent to people with housing choice vouchers. Many landlords do not want to rent to people with housing choice vouchers. A lot of housing authorities are working on ways to deconcentrate those areas.
- ❖ Culturally, segregation creates cultural vibrancy. Our community is segregated, but it's not a bad thing. It's only bad if you're not distributing resources evenly.

Residents and stakeholders also emphasized the diversity of residents in the city and county, noting that:

- ❖ Wyandotte County is very diverse. In any neighborhood you will find people of different races and ethnicities.
- ❖ Kansas was a free state (e.g., Quindaro Townsite.) Early settlers were Native American, followed by Black people escaping slavery, and then eastern Europeans.

Residents and stakeholders noted the following causes of segregation in the city and county:

- ❖ Most segregation is generational – from policies from decades ago. All of the reasons it existed, from segregation to Jim Crow, to redlining are why it still exists to this day.
- ❖ There is longstanding segregation that can be traced back to how immigrants and refugees were directed when they first came to the area.
- ❖ Segregation is due to the accessibility and affordability of housing. You can't purchase outside of your price range, but we can do a better job of making housing more affordable throughout the city.
- ❖ The availability of job training and transportation contribute to segregation.
- ❖ There are cultural hubs. The central area of Kansas City along Central Avenue is made up of mostly Hispanic businesses. There is cultural concentration. The Argentine neighborhood is another Hispanic cultural area. People move to this neighborhood for this culture. People can find what they need in the neighborhood.
- ❖ There is a historic context of where jobs were located. A lot of industrial jobs were in Armourdale, so that brought a lot of immigrants to the community. It has stayed an immigrant community.
- ❖ Central and South American immigrants are moving into formerly Black neighborhoods because the land is cheap.

5. Thinking about public resources in Wyandotte County and Kansas City (e.g., parks, schools, roads, police and fire services, etc.) available evenly throughout all neighborhoods in the county?

Stakeholders noted disparities in access to and quality of public and other resources in the city and county, including:

Parks:

- 👉 We can always use more parks, especially in the urban areas. There is not a lot of greenspace. It would also benefit health outcomes.
- 👉 Parks may be the most equitable in terms of numbers. The question is about maintenance. I don't think Parks and Recreation has money to maintain the parks. They are funded by grants or entitlement funds.
- 👉 We've done a better job at maintaining parks. Whether or not the parks are used because of safety concerns is another question.
- 👉 Almost all of the parks have been neglected, no matter what part of town you live in. Rosedale Park and the Lake Park are the biggest amenities the city has. The other parks are not where you would go for a party, etc. They don't have the upgrades you see in surrounding counties.
- 👉 Eastern Wyandotte County has the majority of our parks, but Wyandotte County Lake and Park receive a majority of the funding. There is a disparity between where parks are and what gets funded.
- 👉 Our city built from the middle outward. There are lots of little parks in the city. The further you go out, there are fewer small parks. I would move some smaller parks to outer areas. There are no small parks in Piper, just one large county park.
- 👉 We could also require new subdivisions to have a park. The suburbs have a different level of amenities.
- 👉 There are concerns about the inclusiveness of parks.

Transportation:

- 👉 Wyandotte County is not the easiest place to get around. If you have a job where you work on the weekends, it's difficult to get to anything by bus. The junior college is a great resource but not accessible to people without transportation. There is concentration of resources on the Legends, State Avenue, in downtown, where there are business districts, in the south and western portion of the county, and by the university (Rainbow Blvd).

Food Access:

- 👉 Food access is lacking in the northeast area there is no grocery store. The closest is the Merc which is a UG project but is technically in downtown KCK. They are working on a food coop to bring food to the northeast.
- 👉 Food access is a real challenge in the NE with proximity, not just with food, but with healthy and affordable food.

Schools:

- 👉 There have been capital projects to build or renovate schools. KCK schools is underfunded from property taxes. You probably would prefer to have your kids in school in Piper rather than KCKPS. The Turner school district is another, they seem to be a better district than KCKPS but less than Piper.
- 👉 It seems like there's equitable access to schools, but the quality is not the best.
- 👉 With Wyandotte County, there is a long history- this goes back to comments about racism. Our largest school district KCKPS, by far majority minority, free and reduced lunch,

graduation rates. There are challenges there. All the other school districts are mostly white. There were efforts to not have their kids around those other kids.

- ✦ It depends on what your metric is in terms of school success. Sumner Academy is one of the best schools in the country (in KCK), but many people want to send their kids to Piper school district. Turner is more about the geographic area's history and community character and pride. A lot of people grow up and raise their families in Turner. The other school district is Bonner Springs, which serves Bonner Springs and Edwardsville.

Healthcare:

- ✦ Healthcare options are limited to certain areas. There is less access in the northeast. In Armourdale, we asked people where they were getting healthcare. They were travelling outside the Armourdale area, but it's a small area. They were still accessing healthcare because there is good bus service. We did that as part of the existing conditions analysis.

Roads:

- ✦ The quality of road improves as you go west.
- ✦ The Legends gets a lot of traffic. The likelihood of that pavement getting fixed first is higher, but that is based on traffic count.

Police and Fire:

- ✦ Police and fire are fairly evenly distributed. They have a good response time. There may be some understaffing, but it's consistent.
- ✦ Fire is the best funded department.
- ✦ Older homes catch fire easier than newer or rehabbed homes. Electrical wiring from the 1950s was designed for microwaves and TVs- not all of the appliances we currently use. Fires happen a lot in older neighborhoods.
- ✦ Some districts have their own police departments. There is opportunity for more collaboration and less siloing to have opportunity for the community as a whole. I think there's a want to be more collaborative in developments.
- ✦ The police headquarters is in downtown Kansas City, KS. The northeast has always wanted a service substation, but they are near downtown so the police have been weary.
- ✦ As people moved out of the outer core, we have not built new police stations.
- ✦ Police and fire comprise over 60% of the budget. They have extremely strong unions that have kicked out mayors in the past. Police and fire deal with all of our problems that maybe they shouldn't.
- ✦ We want to make sure persons with mental health issues have access to police services that are sensitive to these issues.

Trash Pickup and Services:

- ✦ If you live out west, the street gets swept and trash gets picked up on time. Everything gets done in Piper because the people who run everything live there.

Funding and Collaboration:

- ✦ No, I think there's been a lot of master plans that have tried to put effort into rebuilding and restructuring, but there has been minimal follow through because of lack of collaboration. Use master plans as a base for collaboration.
- ✦ The services are not equally distributed because the dollars are not equally distributed across neighborhoods. If you go to Central Avenue, for instance. It's booming with business because money has been put into those areas to help the folks who wanted to be entrepreneurs open those businesses. In the northeast end, there's none of that.

Impact of Segregation, Redlining, and White Flight:

- ✶ With resources, the east has not been well maintained. As a community we were redlined very hard in the 40s, 50s, 60s, and 70s. A lot of families living here in that time could not get FHA loans to invest in their homes. We have a lot of homes here that if folks were able to get access to resources at that time, they would be in better shape.
- ✶ In the 80s we had massive white flight, a loss of professionals that would be the bedrock of the tax base. The divide is east-west. On the west, there is new development, new housing, and it's whiter. On the east, to the south, there are Hispanic families, and to the north there are historic Black families.
- ✶ Those communities lack adequate infrastructure, housing options, grocery stores—especially in the northeast, a historically black community. This feeds into crime, homelessness, and jobs. The housing conversation is attached to criminal justice, education, grocery stores, and parents having skills and resources to provide and lead families.

6. What types of fair housing services (education, complaint investigation, testing, etc.) are offered in the area?

Stakeholders noted several fair housing services in the area, including:

- ✶ The Department of Housing and Urban Development provides resources related to fair housing enforcement and education.
- ✶ Kansas Legal Services assists low- and moderate-income residents with evictions.
- ✶ The Kansas Human Rights Commission (statewide) provides services to address discrimination in housing and employment.
- ✶ The Kansas City, KS Housing Authority talks to its residents about fair housing, and they receive a packet of information. The Housing Authority also posts HUD's phone number and e-mail address in its communities and encourages residents to file complaints.
- ✶ The Unified Government's Rental Licensing and Inspection program requires all landlords of residential rental property to maintain a valid rental license. Tenants can call to request an inspection.
- ✶ Community Housing of Wyandotte County offers counseling for homebuyers, home repair, and rental assistance.
- ✶ Heartland Center for Jobs and Freedom provides no-cost legal advice to tenants on housing issues and represents tenants who have been sued for eviction in Jackson County.
- ✶ Catholic Charities and El Centro offer housing placement and assistance.

Community Survey Results

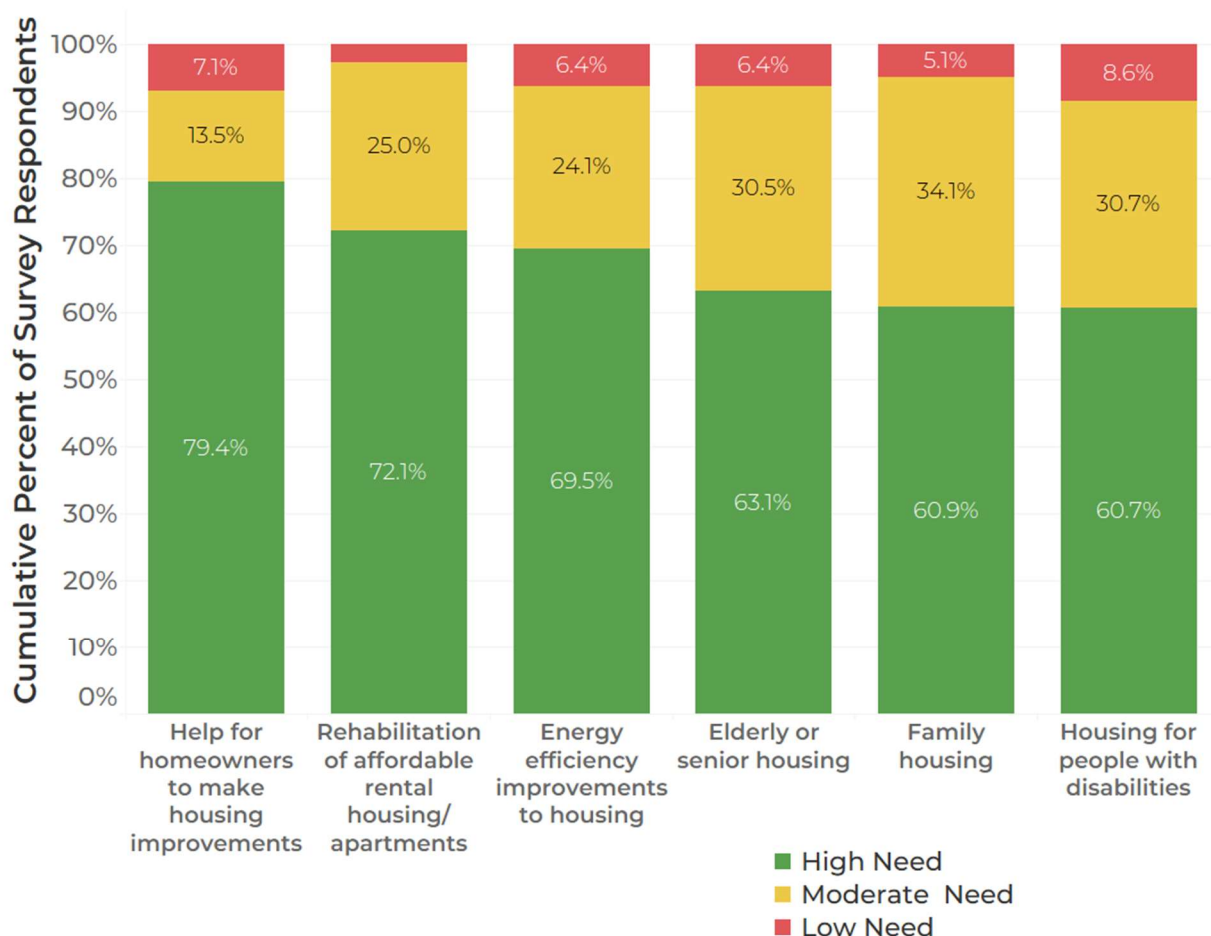
The community survey asked residents and stakeholders about barriers to fair housing access, affordable housing needs, and provision of public services in the city and county. A total of 142 people responded to the survey, representing a range of age groups, income levels, races and ethnicities, and zip codes. Full survey results are included in the appendix.

Respondents' Thoughts about Housing Needs

When asked about housing needs in Kansas City and Wyandotte County, survey respondents noted the highest levels of need for help for homeowners to make housing improvements, rehabilitation of affordable rental housing and apartments, and energy efficiency improvements to housing, all of which were noted as high-level need by about 70% of respondents or more (see Figure 2). In addition to these top housing needs, elderly or senior

housing, family housing, and housing for people with disabilities were noted as high-level needs by more than 60% of survey respondents.

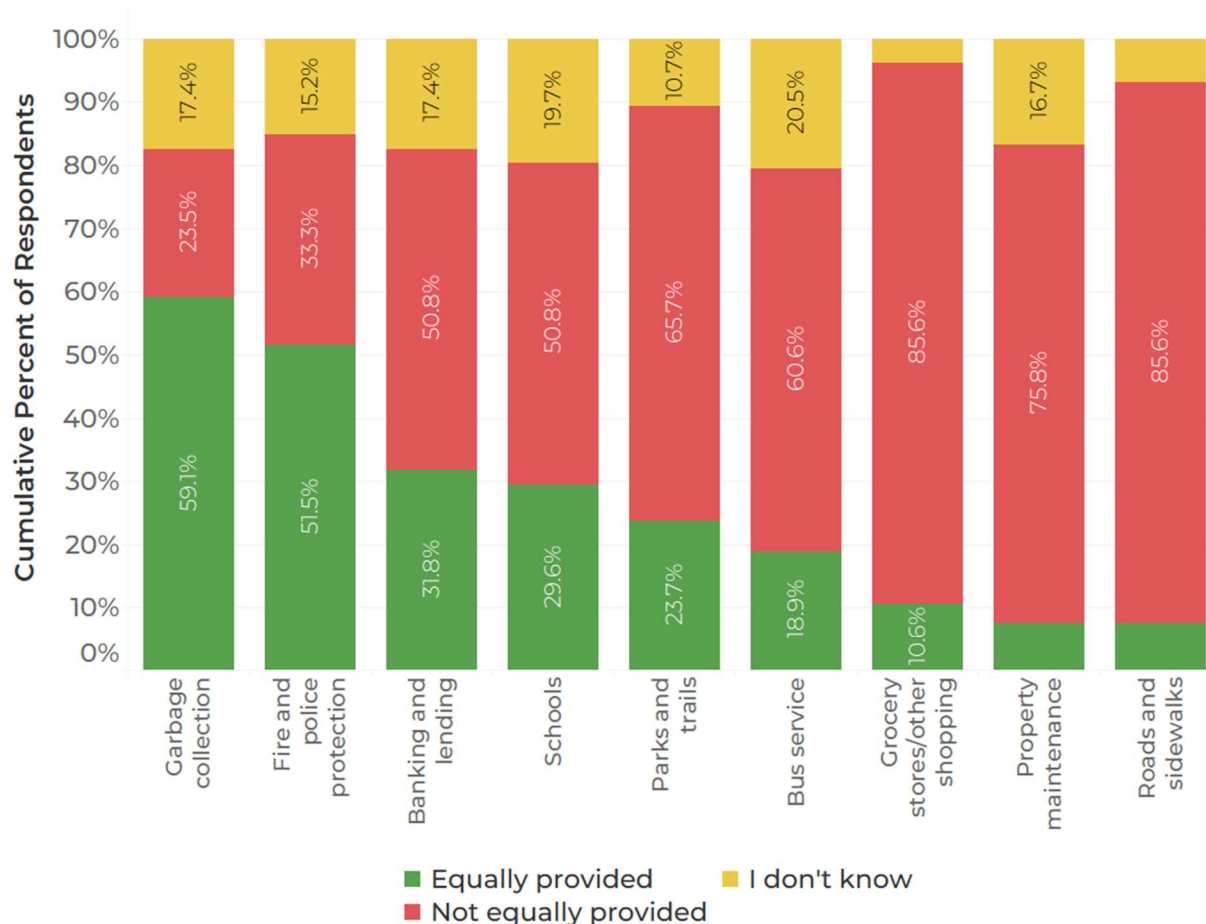
Figure 2: Housing Needs in the City and County as Rated by Residents and Stakeholders in the Community Survey



Respondents' Thoughts about Access to Community Resources

When asked about the distribution of community resources, more than 30% of survey participants said that roads and sidewalks, property maintenance, bus service, and grocery stores and other shopping are not equally available throughout all areas. More than 70% of survey participants noted that garbage collection and police and fire protection are equally available across their communities (see Figure 3).

Figure 3: Availability of Community Resources in the City and County as Rated by Residents and Stakeholders in the Community Survey



Respondents' Thoughts about Fair Housing

Most survey participants reported understanding or somewhat understanding their fair housing rights (50.0% and 34.3%, respectively; see Figure 4). While only 15.7% of respondents said that they did not know their fair housing rights, 50.0% said they would not know where to file a housing discrimination complaint (see Figure 5).

Figure 4: Responses to “Do you understand your fair housing rights?” from the Community Survey

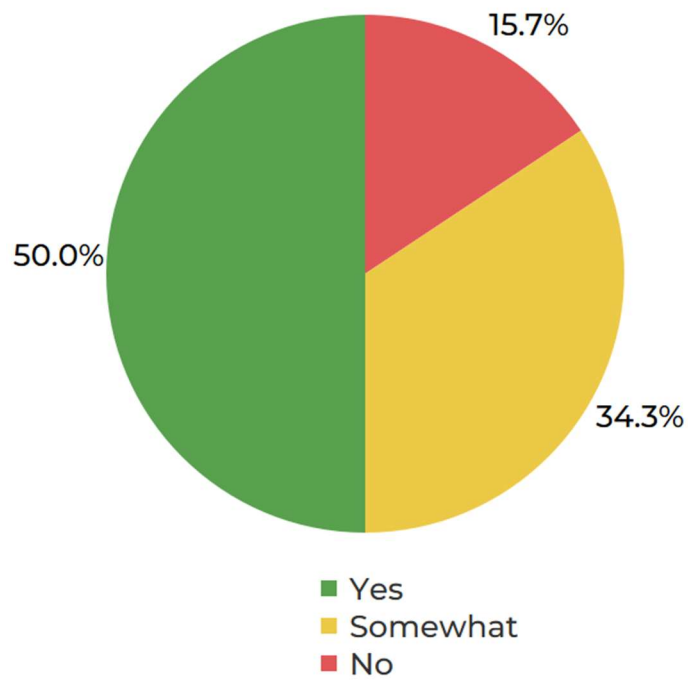
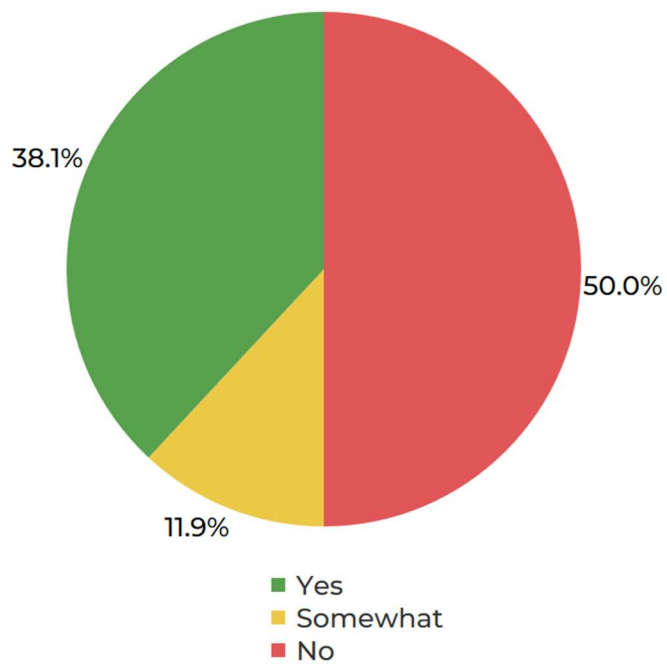


Figure 5: Responses to “Do you know where to file a housing discrimination complaint?” from the Community Survey



Twelve (12) survey participants experienced housing discrimination while living in the city or county. Of those 12 people:

- ✦ Seven respondents noted that they were discriminated against by a landlord or property manager. Two residents were discriminated against by real estate agents, one by a mortgage lender, and two noted other sources of discrimination.
- ✦ Race/color was the most common basis for discrimination, cited by five people, followed by familial status, noted by three people.
- ✦ Only one person filed a report of discrimination. Reasons for not filing discrimination complaints included not knowing what good it would do (identified by five people), not knowing where to file (identified by three people), fear of retaliation (identified by two people), not realizing discrimination was against the law (identified by two people), and other reasons (identified by four people).

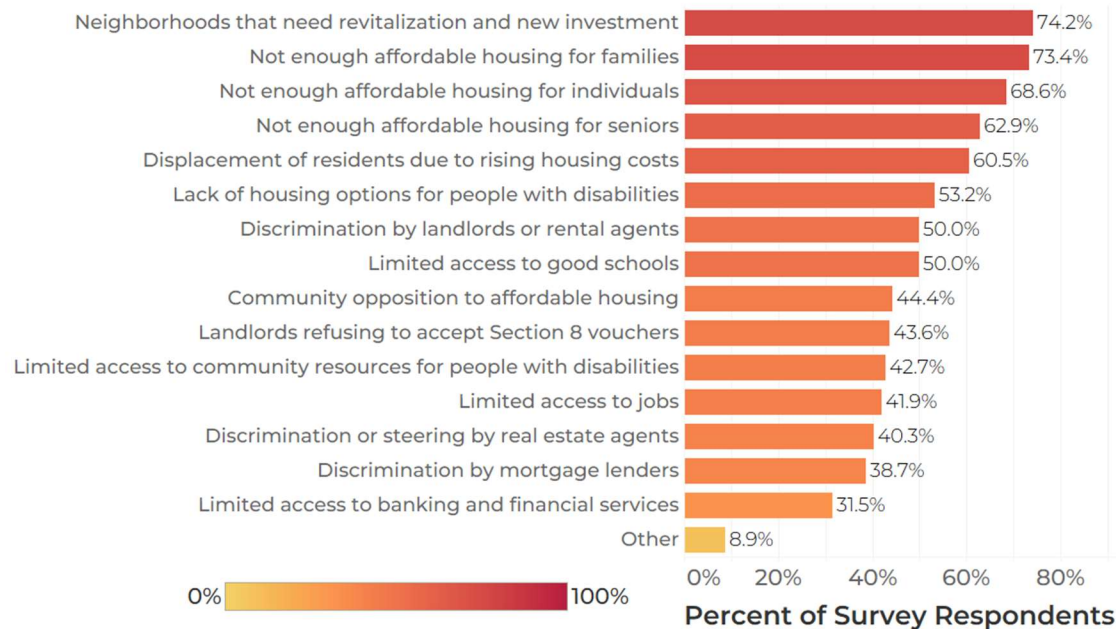
Slightly more than one third of respondents (37.9%) said they believe housing discrimination is an issue or may be an issue in the city or county, while 15.9% said they do not believe housing discrimination is an issue.

Asked to select any factors that are barriers to fair housing in the city and county, respondents most often identified the following (see Figure 6):

- ✦ Neighborhoods that need revitalization and new investment (selected by 74.2% of respondents);
- ✦ Not enough affordable housing for families (selected by 73.4%);
- ✦ Not enough affordable housing for individuals (selected by 68.6%);
- ✦ Not enough affordable housing for seniors (selected by 62.9%);
- ✦ Displacement of residents due to rising housing costs (selected by 60.5%); and
- ✦ Lack of housing options for people with disabilities (selected by 53.2%).

Notably, responses focused on the need for revitalization and new investment, as well as for increasing the supply for affordable housing—including for people with disabilities and seniors—and reducing displacement of residents due to rising housing costs.

Figure 6: Responses to “Do you think any of the following are barriers to fair housing in Wyandotte County/ Kansas City? (Check any that apply.)” from the Community Survey



Chapter 3. Socioeconomic Profile

Wyandotte County is home to an estimated 165,447 residents, according to the 2016-2020 American Community Survey (ACS) five-year estimates. Nearly all of the county's population (92.4%) resides in Kansas City, which has an estimated population of 153,014. The Kansas City metropolitan statistical area consists of 14 counties in the states of Kansas and Missouri. In addition to Wyandotte County, other Kansas counties within the MSA include Johnson, Leavenworth, Miami, and Linn. Counties in Missouri located in the MSA are Bates, Cass, Clay, Clinton, Jackson, Lafayette, Platte, Ray, and Caldwell. While both Kansas City and Wyandotte County experienced minor decreases in their populations between 2000 and 2010, both jurisdictions' populations have increased by about 5% since 2010. The Kansas City MSA's population grew about 5.3% since 2010.

Demographic Profile

Race and Ethnicity

While non-Hispanic white residents comprise the largest share of the population in both Kansas City and Wyandotte County, this share has declined over time. The white population accounts for a slightly larger proportion of the population in Wyandotte County (40.1%) than in Kansas City (37.3%). Only 7.5% of Wyandotte County's population does not reside in Kansas City, and white residents make up a significantly greater share of the population (73.9%) in these areas.

The county's Hispanic population nearly doubled since 2000 and is currently the second-largest ethnic group in both the city and the county. The Hispanic population grew larger than the non-Hispanic Black population between 2000 and 2010, and as of the 2016-2020 five-year estimates made up 30.7% of Kansas City's population. Conversely, Black residents currently comprise about one-fifth of city and county populations, representing a decline since 2000, when they made up about 30% of the city's population.

The populations of Asian or Pacific Islander residents in Kansas City and Wyandotte County have more than tripled since 2000 but still comprise a smaller share (approximately 5%) of the total populations than do white, Hispanic, and Black populations. Mixed-race residents in Kansas City and Wyandotte County comprise 3.7% and 3.8% of the city and county populations, respectively. Native American residents have declined both in number and as shares of the total city and county populations (0.6% of the total population to 0.3% in both Kansas City and Wyandotte over the past two decades).

The racial and ethnic composition of the Kansas City MSA mirrors the population distribution patterns found in unincorporated Wyandotte County. Non-Hispanic white residents account for 72.0% of the total MSA population, the largest racial or ethnic group by a significant margin. Non-Hispanic Black residents represent the second-largest racial or ethnic group in the MSA, comprising just 12.0% of the population. Hispanic residents make up a significantly smaller share of the MSA's population (9.2%) than of Kansas City's and Wyandotte County's populations (30.7% and 29.2%, respectively).

National Origin

Kansas City and Wyandotte County is home to 27,265 foreign-born residents, according to the 2016-2020 American Community Survey five-year estimates. Foreign-born residents represent 16.5% of the total population in Wyandotte County, a significant increase since 2000, when only 9.5% of the population was foreign-born. The top countries of origin of the foreign-born population in both Kansas City and Wyandotte County are Mexico, Honduras, Burma, El Salvador, and Guatemala. The population originating from Mexico is by far the largest group, comprising 9.9% of the population in Kansas City and 9.3% of the population in Wyandotte County. Residents from Honduras and Burma comprise the next largest groups, each accounting for nearly 1% of the population. Residents from El Salvador and Guatemala each comprise about 0.5% of the total population.

The most common country of origin for the foreign-born population in Kansas City, Wyandotte County, and the Kansas City MSA is Mexico; however, Mexican residents make up a smaller share of the total population in the MSA (2.0%) than in both the city and county. The next most populous groups of foreign-born residents in the MSA are from India, China, Vietnam, and Korea. Indian residents comprise 0.4% of the MSA while residents from China, Vietnam, and Korea each comprise 0.2% of the total MSA population.

Limited English Proficiency (LEP)

In Kansas City and Wyandotte County, approximately 13% of the population has limited English proficiency, compared to about 4% in the Kansas City MSA. Population patterns of residents with limited English Proficiency often resemble those of foreign-born residents in a community. The population of residents with limited English proficiency increased along with growth in foreign-born residents, but at a slightly lower rate. The most common languages spoken by residents with limited English proficiency also mirror the city and county's foreign-born populations. Spanish is the most common language spoken by the LEP population in the city, county, and MSA. Spanish-speaking LEP residents account for about 10% of the city and county's total population compared to just 2.4% of the MSA population. Burmese residents, who speak different regional or ethnic dialects—categorized as other Asian languages—make up the next largest group of LEP residents. Other common languages spoken by LEP populations in the city, county, and MSA include Chinese, Hmong, Vietnamese, and African languages.

Disability

Residents with disabilities comprise 13.5% of the population in both Kansas City and Wyandotte County, slightly larger proportions than in the Kansas City MSA (11.7%). The population shares by disability type are nearly identical in the city and county. The most common disability type is difficulty with ambulatory movement, comprising around 7% of the population in both the city and county and 5.8% in the MSA. Approximately 5% of the population in the city and county have a cognitive difficulty. Across all three geographies, disabilities that typically require more extensive assistance such as difficulties with independent living or self-care make up around 4% and 2% of the population, respectively. Hearing and vision difficulties both impact around 3% of the population in the city and county.

Age

The age distribution in Kansas City and Wyandotte County are nearly identical; however, the population residing in Wyandotte County skews slightly older compared to the population of Kansas City. The age distribution of the population in the Kansas City MSA is similar, but with an even larger population share of residents aged 65 and over. The majority of the population, approximately 60%, are between the ages of 18 and 64 in all three geographies. Kansas City and Wyandotte County have slightly larger shares of children under the age of 18 relative to the MSA. The shifts in population share between 2000 and 2020 indicate an aging population in both the city and the county. The share of residents over the age of 65 has increased from 10% to 12% since 2010, after declining from 11% to 10% between 2000 and 2010.

Sex

Population shares of male and female residents are virtually even in both Kansas City and Wyandotte County; however, the slight majority flips from male in the city to female in the county. Male residents make up 50.1% of the population in Kansas City, while female residents make up a slightly larger majority in the county, comprising 50.3% of the population. The gender distribution of the MSA is slightly more imbalanced between female (50.9%) and male populations (49.1%). The gender distributions of Kansas City and Wyandotte County residents have steadily become more balanced over the past two decades and have resulted in a change in majority from female to male in Kansas City.

Family Type

Families with children comprise over half of all family households in Kansas City and Wyandotte County (52.5% and 52.1%, respectively). The share of families that have children is slightly smaller (48.4%) in the Kansas City MSA. Married couples with children comprise nearly one-third of all families that reside in the city and county.

Single female householders with children comprise a slightly larger share of families in Kansas City (14.9%) compared to families in Wyandotte County (14.5%); however, both the city

and county have significantly larger shares of families with children headed by single female householders compared to the MSA (10.0%). The number of single female householders with children are almost triple the number of single male-headed households with children in the city and county. The discrepancy in share sizes among male and female households with children is smaller, but still significant in the MSA. Families with female householders comprise about one-fourth of all families in Kansas City and Wyandotte County, and more than half of all families headed by women have children.

In both Kansas City and Wyandotte County, the share of families that have children declined by around 4 percentage points since 2000. Shares of families with female householders in the city and county have remained relatively stable, declining slightly since 2000 after a small increase in size between 2000 and 2010.

Table 1. Demographic Overview

Demographic Indicator	Kansas City			Wyandotte County			Kansas City MSA		
		#	%		#	%		#	%
Race/Ethnicity									
Non-Hispanic or Latino									
White		57,149	37.3%		66,340	40.1%		1,543,714	72.0%
Black		33,612	22.0%		34,739	21.0%		257,810	12.0%
Asian or Pacific Islander		8,146	5.3%		8,224	5.0%		66,778	3.1%
Native American		423	0.3%		484	0.3%		5,832	0.3%
Other Race		974	0.6%		974	0.6%		6,266	0.3%
Two or More Races		5,682	3.7%		6,353	3.8%		66,361	3.1%
Hispanic or Latino		47,028	30.7%		48,333	29.2%		197,368	9.2%
Total Population		153,014	100.0%		165,447	100.0%		2,144,129	100.0%
National Origin									
#1 country of origin	Mexico	15,202	9.9%	Mexico	15,424	9.3%	Mexico	42,181	2.0%
#2 country of origin	Honduras	1,320	0.9%	Honduras	1,320	0.8%	India	9,560	0.4%
#3 country of origin	Burma	1,286	0.8%	Burma	1,286	0.8%	China	5,104	0.2%
#4 country of origin	El Salvador	729	0.5%	El Salvador	729	0.4%	Vietnam	5,102	0.2%
#5 country of origin	Guatemala	668	0.4%	Guatemala	668	0.4%	Korea	3,714	0.2%
Limited English Proficiency (LEP) Language									
#1 LEP Language	Spanish	14,608	10.7%	Spanish	14,862	10.1%	Spanish	46,629	2.4%
#2 LEP Language	Other Asian languages	1,087	0.8%	Other Asian languages	1,087	0.7%	Chinese	4,011	0.2%
#3 LEP Language	Chinese	603	0.4%	Chinese	603	0.4%	African languages	3,216	0.2%
#4 LEP Language	Hmong	463	0.3%	Hmong	490	0.3%	Vietnamese	3,161	0.2%
#5 LEP Language	African languages	409	0.3%	African languages	409	0.3%	Other Asian languages	2,443	0.1%

Table 1. Demographic Overview (continued)

Demographic Indicator	Kansas City			Wyandotte County			Kansas City MSA		
		#	%		#	%		#	%
Age									
Under 18		42,557	27.8%		45,960	27.8%		518,755	24.2%
18-64		91,949	60.1%		98,886	59.8%		1,306,694	60.9%
65+		18,508	12.1%		20,601	12.5%		318,680	14.9%
Disability Type									
Hearing difficulty		5,215	3.4%		5,726	3.5%		73,586	3.5%
Vision difficulty		4,326	2.8%		4,552	2.8%		42,555	2.0%
Cognitive difficulty		7,776	5.1%		8,515	5.2%		92,028	4.3%
Ambulatory difficulty		10,922	7.2%		11,583	7.1%		122,433	5.8%
Self-care difficulty		3,572	2.4%		3,865	2.4%		41,628	2.0%
Independent living difficulty		6,555	4.3%		6,996	4.3%		84,593	4.0%
Total Population with a disability		20,473	13.5%		22,235	13.5%		247,849	11.7%
Sex									
Male		76,736	50.1%		82,248	49.7%		1,052,929	49.1%
Female		76,278	49.9%		83,199	50.3%		1,091,200	50.9%
Family Type									
Families with children		18,617	52.5%		20,215	52.1%		262,600	48.4%
Married couple, children		10,474	29.6%		11,541	29.7%		176,831	32.6%
Female householder, no spouse, children		6,291	17.8%		6,721	17.3%		62,904	11.6%
Male householder, no spouse, children		1,852	5.2%		1,954	5.0%		22,864	4.2%
Families, female householder		9,347	26.4%		9,927	25.6%		95,891	17.7%
Total family households		35,427	100.0%		38,806	100.0%		542,899	100.0%
Note: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total family households. The most populous places of birth and languages at the city and regional levels may not be the same and are thus labeled separately. Data Sources: 2016-2020 5-Year American Community Survey, Tables B03002, B05006, B01001, B18101 to B18107, and S1101									

Table 2. Demographic Trends

Demographic Indicator	2000		2010		2016-2020	
	#	%	#	%	#	%
Kansas City						
Race/Ethnicity						
White, Non-Hispanic	71,870	48.9%	58,655	40.2%	57,149	37.3%
Black, Non-Hispanic	43,865	29.9%	38,403	26.3%	33,612	22.0%
Hispanic	24,639	16.8%	40,522	27.8%	47,028	30.7%
Asian or Pacific Islander, Non-Hispanic	2,516	1.7%	3,951	2.7%	8,146	5.3%
Native American, Non-Hispanic	830	0.6%	702	0.5%	423	0.3%
National Origin						
Foreign-born	14,647	10.0%	21,646	15.0%	24,937	15.3%
Limited English Proficiency						
Limited English proficiency	12,684	9.4%	17,765	13.5%	18,314	13.4%
Age						
Under 18	41,949	28.6%	41,382	28.4%	42,557	27.8%
18-64	87,878	59.8%	89,031	61.1%	91,949	60.1%
65+	17,039	11.6%	15,373	10.5%	18,508	12.1%
Sex						
Male	71,769	48.9%	72,057	49.4%	76,736	50.1%
Female	75,097	51.1%	73,729	50.6%	76,278	49.9%
Family Type						
Families with children	20,428	56.4%	19,687	56.1%	18,617	52.5%
Families with female householders	10,108	27.9%	10,208	29.1%	9,347	26.4%
Wyandotte County						
Race/Ethnicity						
White, Non-Hispanic	81,534	51.6%	68,170	43.3%	66,340	40.1%
Black, Non-Hispanic	44,328	28.1%	39,046	24.8%	34,739	21.0%
Hispanic	25,257	16.0%	41,633	26.4%	48,333	29.2%
Asian or Pacific Islander, Non-Hispanic	2,552	1.6%	4,033	2.6%	8,224	5.0%
Native American, Non-Hispanic	892	0.6%	793	0.5%	484	0.3%
National Origin						
Foreign-born	14,954	9.5%	22,086	14.2%	25,372	15.3%
Limited English Proficiency						
Limited English proficiency	12,954	8.9%	18,061	12.7%	18,659	12.7%

Table 2. Demographic Trends (Continued)

Demographic Indicator	2000		2010		2016-2020	
	#	%	#	%	#	%
Wyandotte County (continued)						
Age						
Under 18	44,956	28.7%	44,435	28.6%	45,960	27.8%
18-64	92,952	59.4%	94,362	60.6%	98,886	59.8%
65+	18,520	11.8%	16,805	10.8%	20,601	12.5%
Sex						
Male	77,071	48.8%	77,702	49.3%	82,248	49.7%
Female	80,811	51.2%	79,803	50.7%	83,199	50.3%
Family Type						
Families with children	21,994	56.1%	21,234	55.7%	20,215	52.1%
Families with female householders	10,619	27.1%	10,817	28.4%	9,927	25.6%
Note: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total family households. Data Sources: U.S. Census 2000 SF1 Tables P008, P012, P027 and P035, U.S. Census 2010 SF1 Tables P5, P12, P29 and P39						

Racially and Ethnically Concentrated Areas of Poverty

This study uses a methodology developed by HUD that combines demographic and economic indicators to identify racially or ethnically concentrated areas of poverty (RECAPs). These areas are defined as census tracts that have an individual poverty rate of 40% or more (or an individual poverty rate that is at least three times that of the tract average for the metropolitan area, whichever is lower) and a non-white population of 50% or more. Using a metric that combines demographic and economic indicators helps to identify a jurisdiction's most vulnerable communities.

The racial and ethnic composition of neighborhoods with concentrations of poverty is disproportionate relative to the U.S. population overall. According to the U.S. Department of Health and Human Services, Black and Hispanic populations comprise nearly 80% of the population living in areas of concentrated poverty in metropolitan areas, but only account for 42.6% of the total poverty population in the U.S.⁴ Overrepresentation of these groups in areas of concentrated poverty can exacerbate disparities related to safety, employment, access to jobs and quality education, and conditions that lead to poor health.

Identification of RECAPs is significant in determining priority areas for reinvestment and services to ameliorate conditions that negatively impact RECAP residents and the larger

⁴ United States, Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. "Overview of Community Characteristics in Areas with Concentrated Poverty." ASPE Issue Brief, May 2014, https://aspe.hhs.gov/system/files/pdf/40651/rb_concentratedpoverty.pdf.

region. Since 2000, the prevalence of concentrated poverty has expanded by nearly 75% in both population and number of neighborhoods. Poverty is concentrated within the largest metro areas, but suburban regions have experienced the fastest growth in poverty.⁵

There are 13 census tracts in Kansas City that meet HUD's definition of a RECAP. All RECAP census tracts are located within the boundaries of Kansas City. With the exception of one census tract in the southeast corner of the city along Rainbow Boulevard and Interstate 35, most are concentrated in the northeast quadrant of Kansas City. The racial and ethnic composition of RECAP census tracts deviate from demographic patterns of the overall population in Kansas City.

Non-Hispanic Black residents are disproportionately represented in RECAP census tracts and comprise almost half of the RECAP population in Kansas City. Conversely, non-Hispanic white residents are underrepresented in RECAP census tracts comprising just 17.1% of the RECAP population while accounting for more than one-third of city's total population. The shares of Hispanic and Native American residents in RECAP census tracts are consistent with the rest of Kansas City while the share of Asian or Pacific Islander residents (3.8%) is slightly smaller in RECAP census tracts.

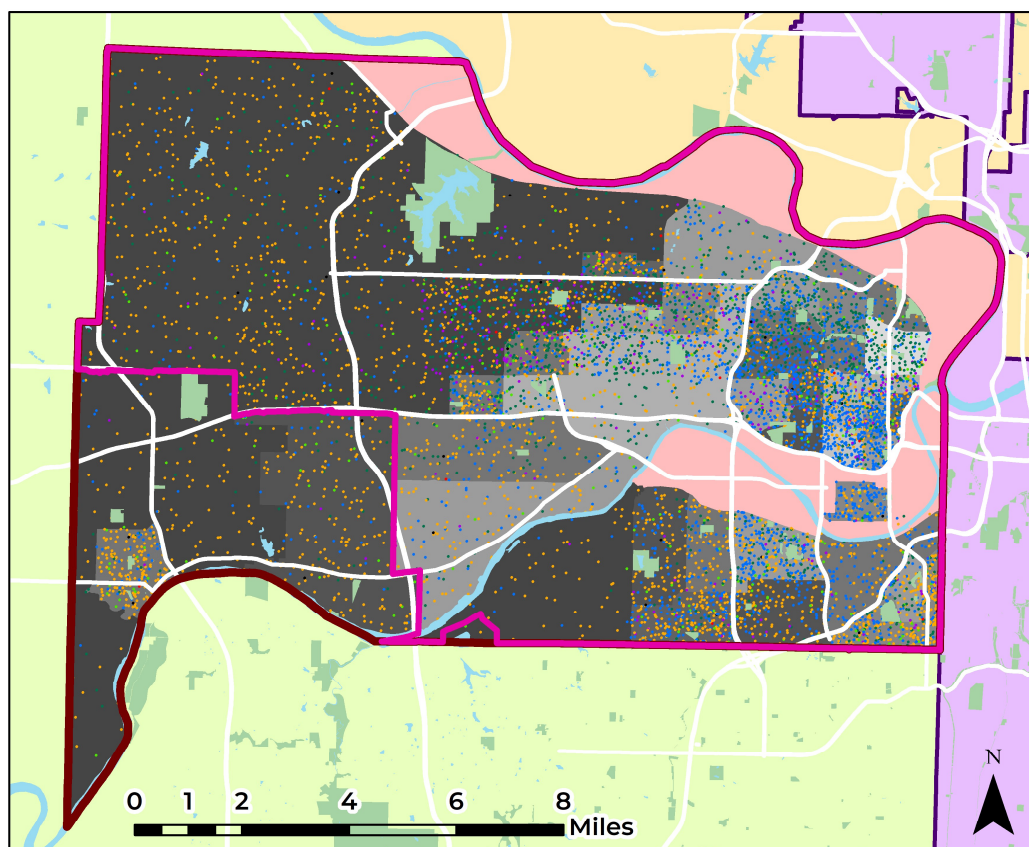
There is no difference between the share of families with children in RECAP census tracts compared to the rest of the city. Top countries of origin among foreign-born residents are also nearly identical when compared to the overall population of Kansas City.

Figure 7 categorizes census tracts by percentage of population below poverty level and population distribution patterns by race and ethnicity throughout Kansas City and Wyandotte County. Census tracts with the highest percentages of residents below the poverty level are in the northeast quadrant of the city in areas with clustering of Black and Hispanic populations. Census tracts with the lowest percentage of residents below the poverty level are located in the western portion of Kansas City and the unincorporated southwest corner of Wyandotte County, where the racial and ethnic composition skews predominantly white. There are clear indications of racial and ethnic segregation and spatial patterns to suggest overrepresentation of Black residents and underrepresentation of white residents in high-poverty census tracts.

The majority of the foreign-born population in Kansas City is located in the eastern half and specifically the northeast corner of the city (see Figure 8). There are dense population clusters of residents from Mexico, Honduras, and Burma in the northeast corner of Kansas City bounded by Interstate 635, Interstate 70, and 7th Street Trafficway. These three groups have a strong presence in census tracts with the highest poverty levels. Spatial patterns also indicate less widespread concentrations of Burmese residents compared to a more even distribution of Mexican residents throughout the city.

⁵ Kneebone, Elizabeth. "The Growth and Spread of Concentrated Poverty, 2000 to 2008-2012." *The Brookings Institution*, 29 July 2016, www.brookings.edu/interactives/the-growth-and-spread-of-concentrated-poverty-2000-to-2008-2012/.

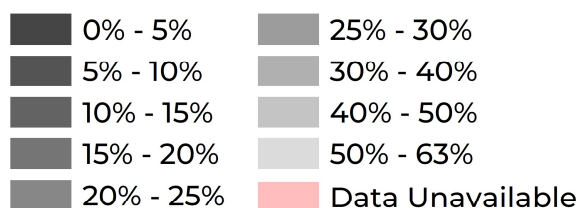
Figure 7. Poverty Rates and Population by Race and Ethnicity in Kansas City and Wyandotte County, 2016-2020



Source: 2020 Census Redistricting Data, American Community Survey 5-Year Estimates, 2016-2020



Percent of Population Below Poverty Level in the Past 12 Months



Race + Ethnicity

1 Dot = 20 People

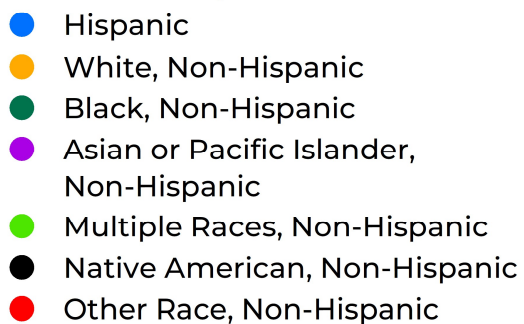
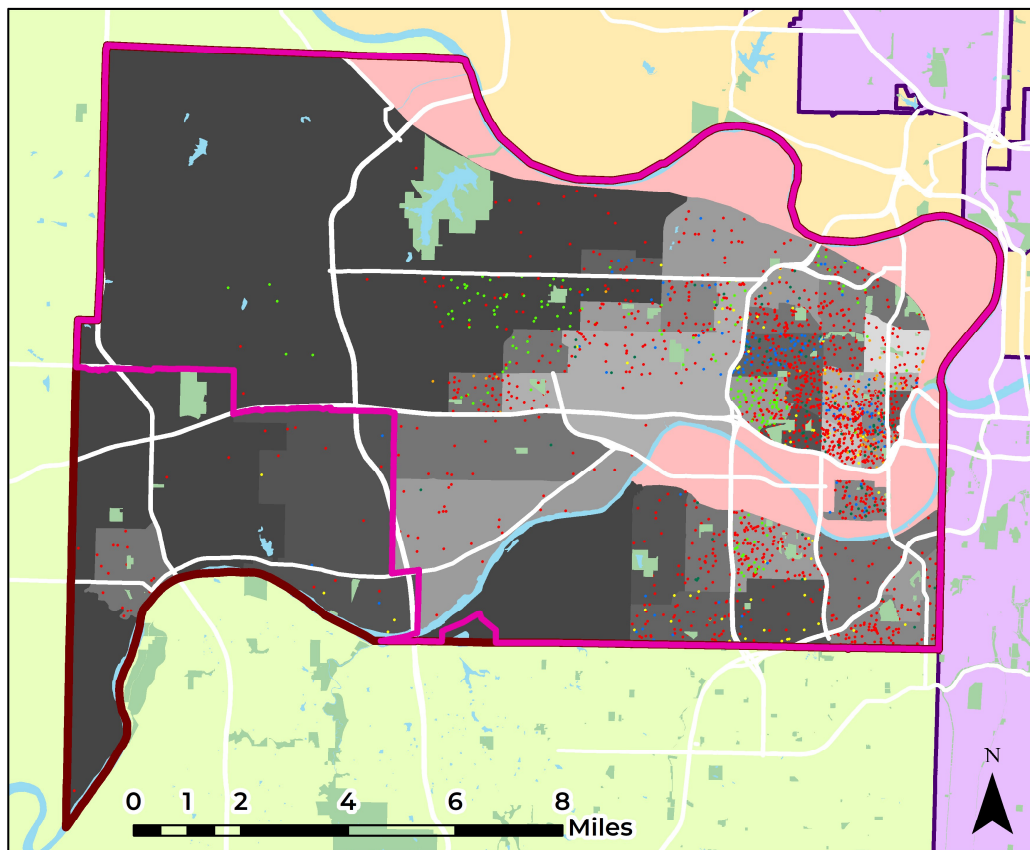


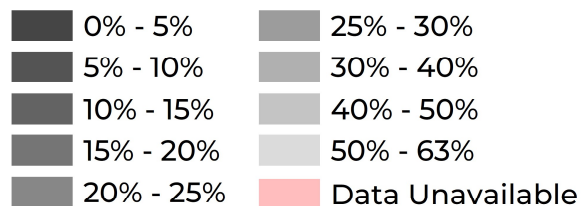
Figure 8. Poverty Rates and Population by National Origin in Kansas City and Wyandotte County, 2016-2020



Source: American Community Survey 5-Year Estimates, 2016-2020



Percent of Population Below Poverty Level in the Past 12 Months



National Origin of Foreign-Born Population

(Top 5 Most Populous)

1 Dot = 10 People



Chapter 4. Segregation and Integration

Communities experience varying levels of segregation between different racial, ethnic, and socioeconomic groups. High levels of residential segregation often lead to conditions that exacerbate inequalities among population groups within a community. Increased concentrations of poverty and unequal access to jobs, education, and other services are some of the consequences of high residential segregation.⁶

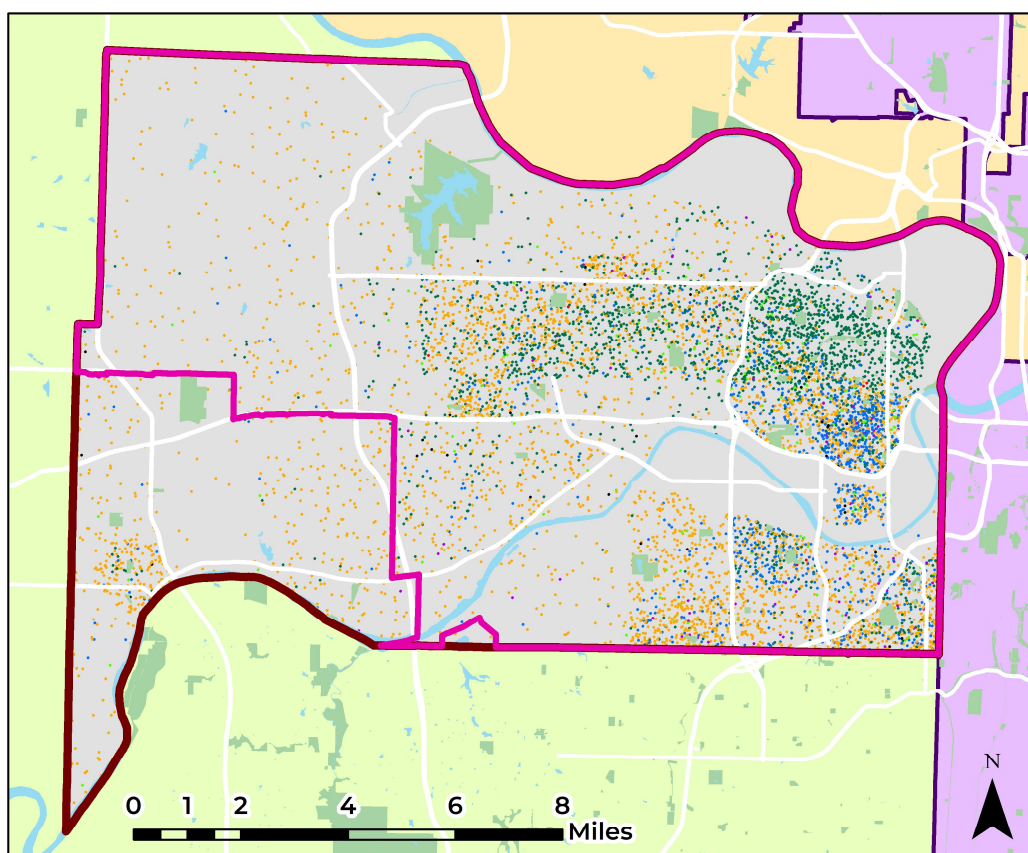
Federal housing policies and discriminatory mortgage lending practices prior to the Fair Housing Act of 1968 not only encouraged segregation, but mandated restrictions based on race in specific neighborhoods. The Fair Housing Act of 1968 outlawed discriminatory housing practices but did little to address the existing segregation and inequalities. Other federal housing policies and programs, like Section 8 and HOPE VI, have been implemented in an effort to ameliorate the negative effects of residential segregation and reduce concentrations of poverty. Despite these efforts, the repercussions of the discriminatory policies and practices continue to have a significant impact on residential patterns today.

Race and Ethnicity

Figures 9 through 11 map the population in Kansas City and Wyandotte County by race and ethnicity using 2000 and 2010 Census data and the 2016-2020 Five-Year American Community Survey. Population distribution patterns by race and ethnicity throughout the city and county indicate residential segregation in all three decades; however, shifting residential patterns indicate lower levels of segregation in 2020. Spatial patterns show a wider distribution of white residents in less densely populated regions in the city and county that lack racial and ethnic diversity. There is also a noticeable decrease in the number and residential density of Black residents since 2000. The same patterns show the significant growth and more widespread distribution of the population of Hispanic residents during the same period. There are dense pockets of homogeneous populations in the northeast, southeast, and southwest corners of the city and county. Unincorporated areas of Wyandotte County in the southwest still remain almost exclusively white.

⁶ Massey, D. (1990). *American Apartheid: Segregation and the Making of the Underclass*. *American Journal of Sociology*, 96(2), 329-357. Retrieved from <http://www.jstor.org/stable/2781105>

Figure 9. Population by Race and Ethnicity in Kansas City and Wyandotte County, 2000



Source: 2000 Decennial Census

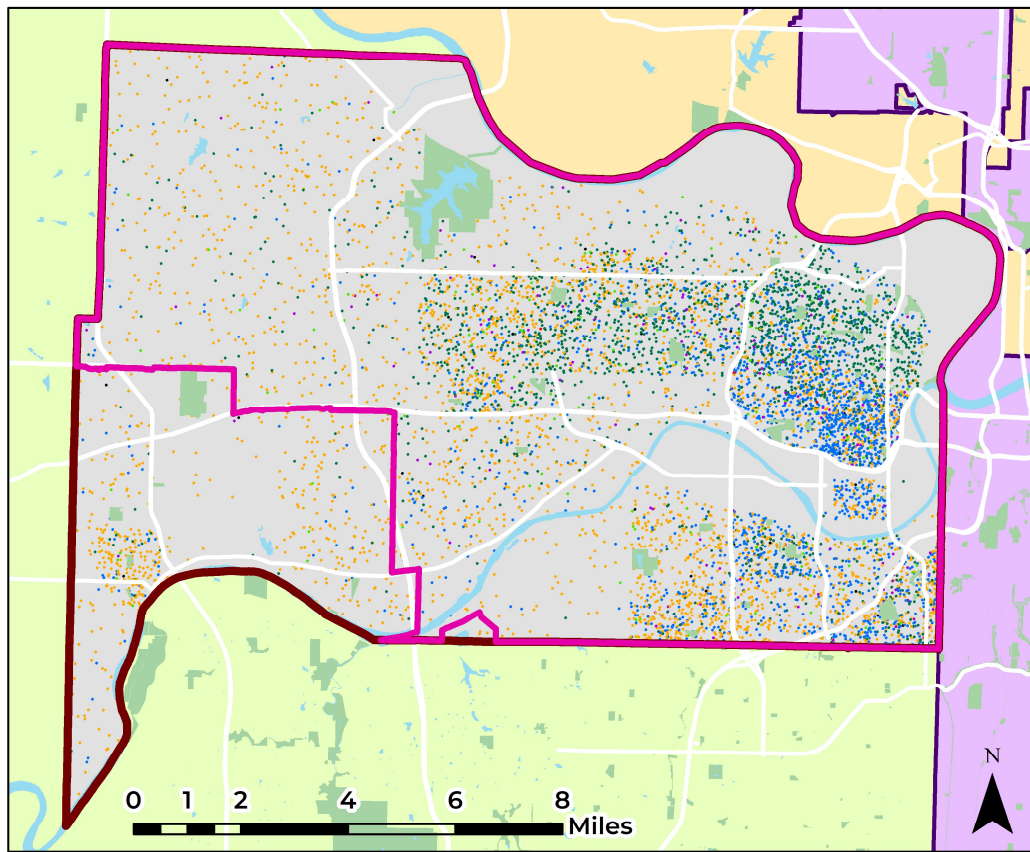
- | | | |
|--|---|---|
| Kansas City, KS | Parks | Kansas |
| Wyandotte County | Water | Missouri |
| | | Kansas City, MO |

Race + Ethnicity

1 Dot = 20 People

- Hispanic
- White, Non-Hispanic
- Black, Non-Hispanic
- Asian or Pacific Islander, Non-Hispanic
- Multiple Races, Non-Hispanic
- Native American, Non-Hispanic
- Other Race, Non-Hispanic

Figure 10. Population by Race and Ethnicity in Kansas City and Wyandotte County, 2010



Source: 2010 Census Redistricting Data

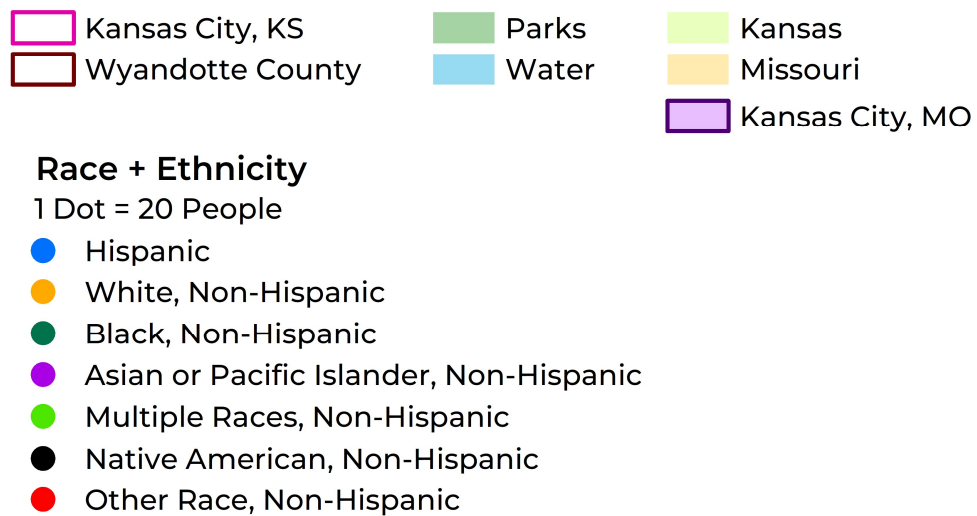
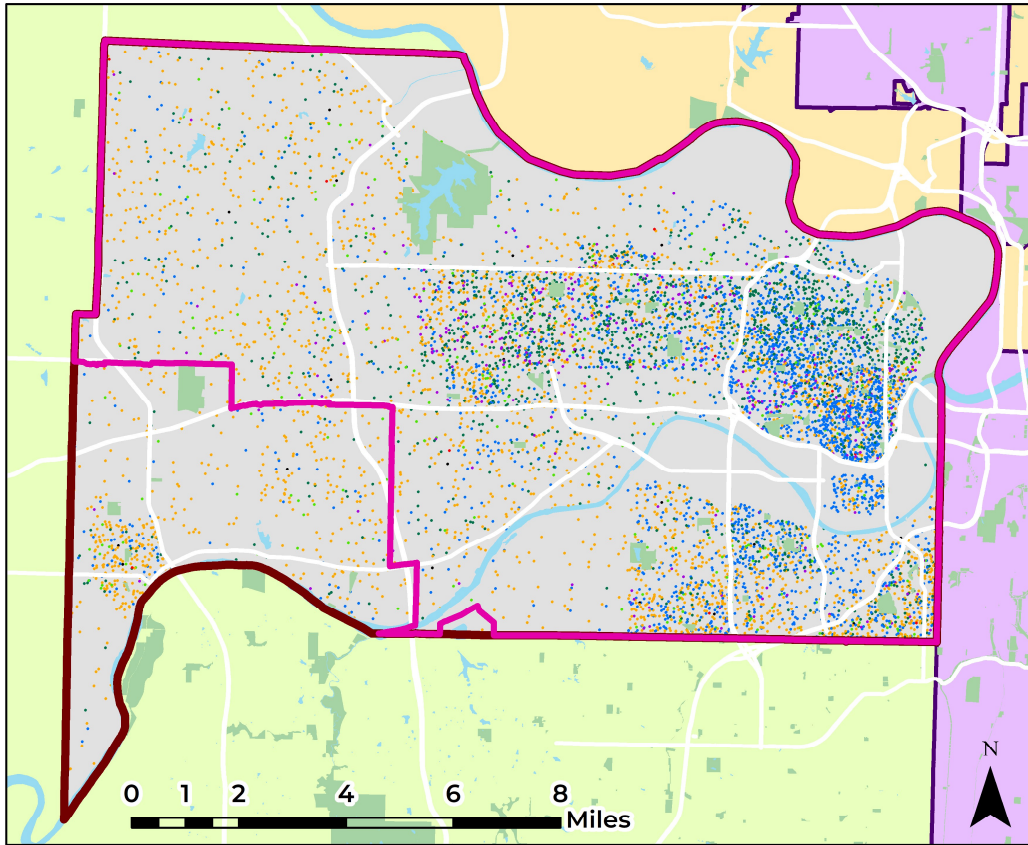


Figure 11. Population by Race and Ethnicity in Kansas City and Wyandotte County, 2016-2020



Source: 2020 Census Redistricting Data



Race + Ethnicity

1 Dot = 20 People

- Hispanic
- White, Non-Hispanic
- Black, Non-Hispanic
- Asian or Pacific Islander, Non-Hispanic
- Multiple Races, Non-Hispanic
- Native American, Non-Hispanic
- Other Race, Non-Hispanic

Segregation Levels

In addition to visualizing the racial and ethnic composition of the area with the preceding maps, this study also uses a statistical analysis – referred to as dissimilarity – to evaluate how residential patterns vary by race and ethnicity, and how these patterns have changed since 1990. The Dissimilarity Index (DI) indicates the degree to two groups living in a region are similarly geographically distributed. Segregation is lowest when the geographic patterns of each group are the same. For example, segregation between two groups in a city or county is minimized when the population distribution by census tract of the first group matches that of the second. Segregation is highest when no members of the two groups occupy a common census tract. The proportion of the minority population group can be small and still not segregated if evenly spread among tracts or block groups.

Evenness is not measured in an absolute sense but is scaled relative to the other group. Dissimilarity Index values range from 0 (complete integration) to 100 (complete segregation). HUD identifies a DI value below 40 as low segregation, a value between 40 and 54 as moderate segregation, and a value of 55 or higher as high segregation. The DI represents the proportion of one group that would have to change their area of residence to match the distribution of the other.

The table below shares the dissimilarity indices for three pairings in Kansas City. This table presents values for 1990, 2000, and 2010, all calculated using census tracts as the area of measurement.

Table 3. Racial and Ethnic Dissimilarity Index Trends in Kansas City, KS

Race/Ethnicity	Kansas City		
	1990	2000	2010
Black/White	57.3	50.2	47.4
Hispanic/White	39.8	45.3	45.2
Asian or Pacific Islander/White	45.9	37.4	37.4
Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, https://egis.hud.gov/affht/			

The Dissimilarity Indices calculated for each pairing in Kansas City show a gradual decline from high levels of segregation between Black and white populations in 1990 to moderate levels of segregation in 2010. The opposite is true for DI values calculated for the Hispanic and white pairing, which show an increase from levels just below the threshold for low segregation in 1990 to levels of moderate segregation in 2000 and 2010. The Asian or Pacific Islander/white pairing is the only pairing that show low levels of segregation in 2000 and 2010 after a significant drop in DI value from 1990, when levels of segregation were higher than the Hispanic/white pairing.

National Origin and Limited English Proficiency Population

Settlement patterns of immigrants significantly impact the composition and landscape of communities across the United States. Large central cities have the largest population of foreign-born residents, but suburban areas are experiencing rapid growth of foreign-born populations recently.⁷ Clusters of immigrants of the same ethnicity form for a variety of reasons. Social capital in the form of kinship ties, social network connections, and shared cultural experiences often draw new immigrants to existing communities. Settling in neighborhoods with an abundance of social capital is less financially burdensome for immigrants and provides opportunities to accumulate financial capital through employment and other resources that would otherwise be unattainable.⁸

Populations with limited English proficiency (LEP) are typically composed of foreign-born residents that originate from countries where English is not the primary language, however, a substantial portion (19%) of the national LEP population is born in the United States. Nationally, the LEP population has lower levels of education and is more likely to live in poverty compared to the English proficient population.⁹ Recent studies have also found that areas with high concentrations of LEP residents have lower rates of homeownership.¹⁰

Communities of people sharing the same ethnicity and informal networks are able to provide some resources and opportunities, but numerous barriers and limited financial capital influence residential patterns of foreign-born and LEP populations.

The residential patterns of foreign-born populations in Kansas City and Wyandotte County are shown in Figure 12. Residents from Mexico comprise the largest foreign-born population and are evenly distributed throughout the county. Spatial patterns show that most of the Mexican population resides in the eastern half of the county, with clustering in neighborhoods bound by Interstate 635, Interstate 70, and 7th Street Trafficway. Honduran and Burmese residents are less widespread through the city and county, but there are small, densely concentrated communities in Kensington and Northwest neighborhoods of Kansas City.

Geographic distribution of residents with limited English proficiency (LEP) generally coincides with the locations of the foreign-born population. The Spanish-speaking population is the largest among the LEP population and closely mirror the spatial distribution

⁷ James, F., Romine, J., & Zwanzig, P. (1998). The Effects of Immigration on Urban Communities. *Cityscape*, 3(3), 171-192.

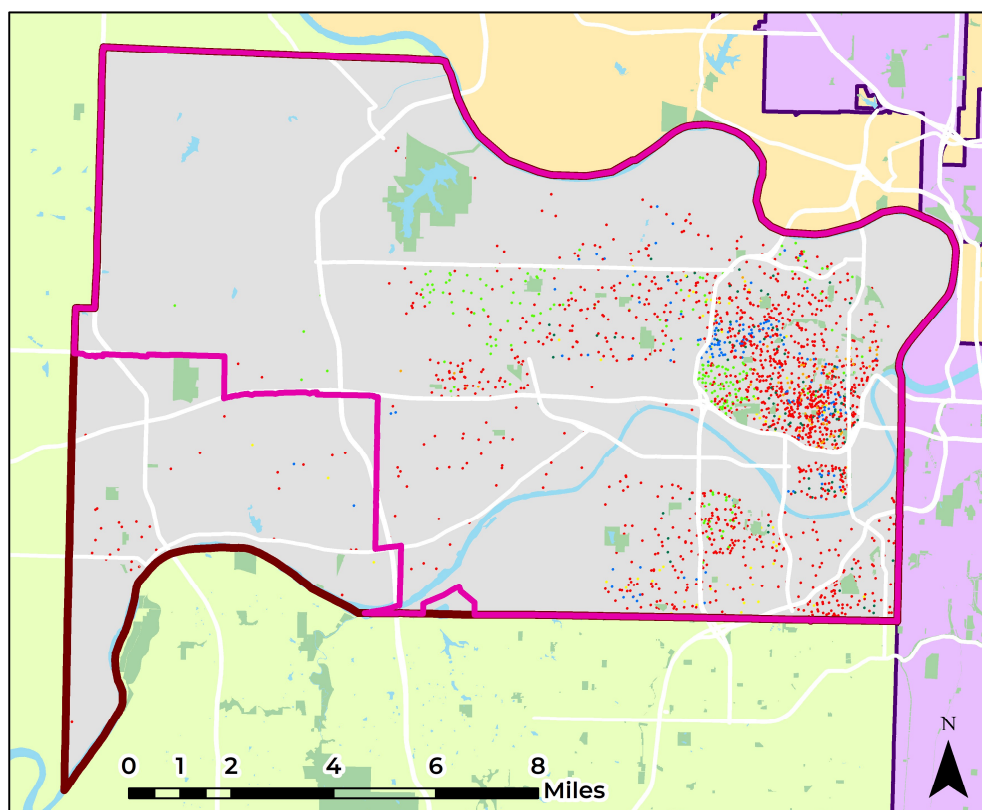
⁸ Massey, D. (1999). Why Does Immigration Occur?: A Theoretical Synthesis. In Hirschman C., Kasinitz P., & DeWind J. (Eds.), *Handbook of International Migration, The: The American Experience* (pp. 34-52). Russell Sage Foundation.

⁹ Zong, J. & Batalova, J. (2015). "The Limited English Proficient Population in the United States" *Migration Information Source*. Retrieved: <http://www.migrationpolicy.org/article/limited-english-proficient-population-united-states>

¹⁰ Golding, E., Goodman, L., & Strockach, S. (2018). "Is Limited English Proficiency a Barrier to Homeownership?" Urban Institute. Retrieved: <https://www.urban.org/research/publication/limited-english-proficiency-barrier-homeownership>

patterns of residents from Mexico, Honduras, Guatemala, and El Salvador. Purple dots in Figure 13 mostly represent Burmese residents, who speak many different regional and ethnic dialects from their linguistically diverse native country.

Figure 12. Foreign-Born Population by Nationality in Kansas City and Wyandotte County, 2016-2020



Source: American Community Survey 5-Year Estimates, 2016-2020



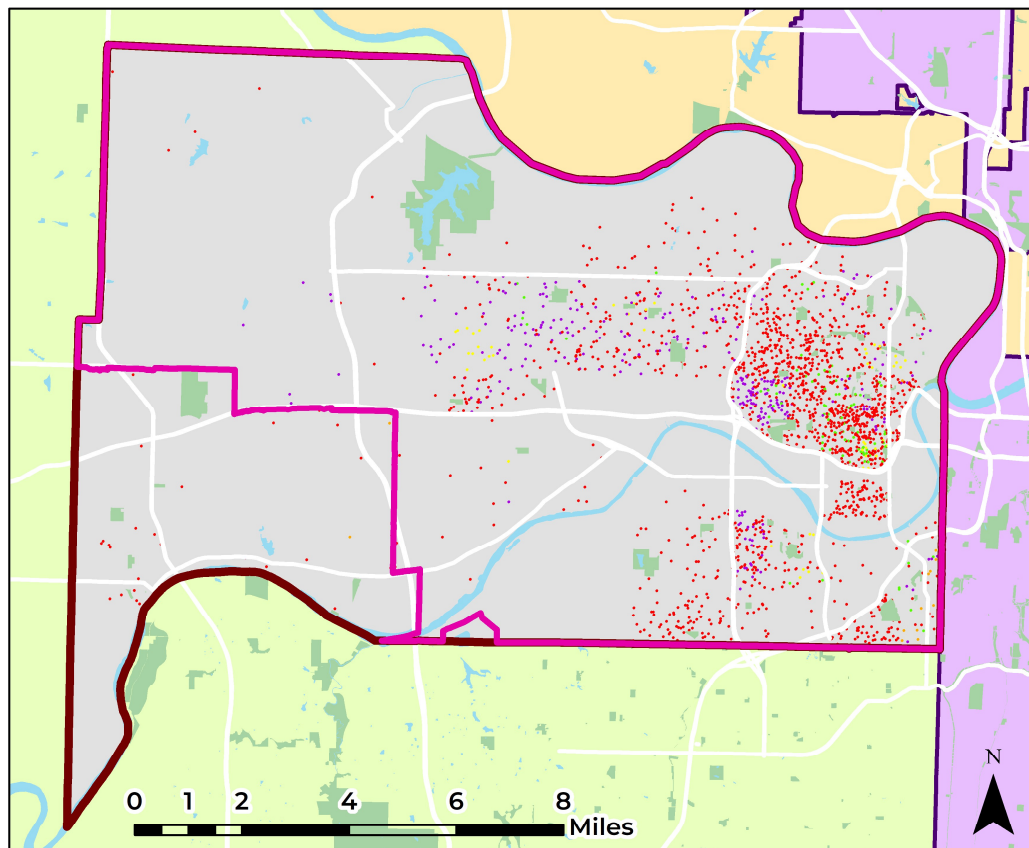
National Origin of Foreign-Born Population

(Top 6 Most Populous)

1 Dot = 10 People

- Mexico
- Honduras
- Burma
- Guatemala
- El Salvador
- Nepal

Figure 13. Population with Limited English Proficiency in Kansas City and Wyandotte County, 2016-2020



Source: American Community Survey 5-Year Estimates, 2016-2020



LEP Population by Language Spoken

(Top 5 Most Populous)

1 Dot = 10 People

- Spanish
- Other Asian and Pacific Island Languages
- Other Indo-European Languages
- Other and Unspecified Languages
- Chinese

Chapter 5. Access to Opportunity

Where people live shapes prospects for economic mobility and access to resources and services such as high-quality education; affordable transportation; a healthy environment; fresh, affordable food; and healthcare. However, neighborhood or housing choices are often limited by discrimination in housing markets or public policies that result in concentrated poverty, disinvestment, and a lack of affordable housing in neighborhoods with access to high-performing schools and jobs that pay living wages. In this way, limited housing choices reduce access to opportunity for many protected classes.

In addition to proximity, access to opportunity is also shaped by economic, social, and cultural factors. For example, residents may live in locations with high numbers of jobs but may be unable to obtain them due to gaps in education or skills, a lack of reliable transportation, or childcare needs.

The strategy to improve access to opportunity through housing and community development programs has been two-pronged. Programs such as tenant-based housing vouchers provide recipients with mobility to locate in lower-poverty areas, while programs such as the Community Development Block Grant and Choice Neighborhoods Initiative provide funds to increase opportunities in low- or moderate-income neighborhoods. The following sections access to opportunity in Wyandotte County and Kansas City, including employment and workforce development, education, transportation, environmental quality, fresh food, and healthcare.

Employment and Workforce Development

Neighborhoods with high numbers of jobs nearby are often assumed to have good access to those jobs. However, other factors—transportation options, the types of jobs available in the area, or the education and training necessary to obtain them—may also shape residents' access to available jobs. For example, residents of a neighborhood in close proximity to a high number of living-wage jobs may not have the skills or education required for those jobs, and thus may continue to experience high levels of unemployment, work in low-wage positions, or need to commute long distances to access employment. Labor market engagement and jobs proximity, when considered together, often offer a better indication of how accessible jobs are for residents.

Labor Market Engagement

Educational attainment, labor force participation, and unemployment are indicators of residents' engagement with the labor market. In Wyandotte County, 18.3% of residents aged 25 and over hold a bachelor's degree or higher, a lower share than that of the state of Kansas overall (33.9%).¹¹ Geographic disparities exist, with the percentage of residents with bachelor's degrees or higher ranging from 2.1% to 50.6% across the county's census tracts. Residents in the Rosedale neighborhood and Piper areas (southeast and northwest Wyandotte County) tend to have the highest levels of educational attainment, while educational attainment tends to be lowest in some tracts in eastern Kansas City (see

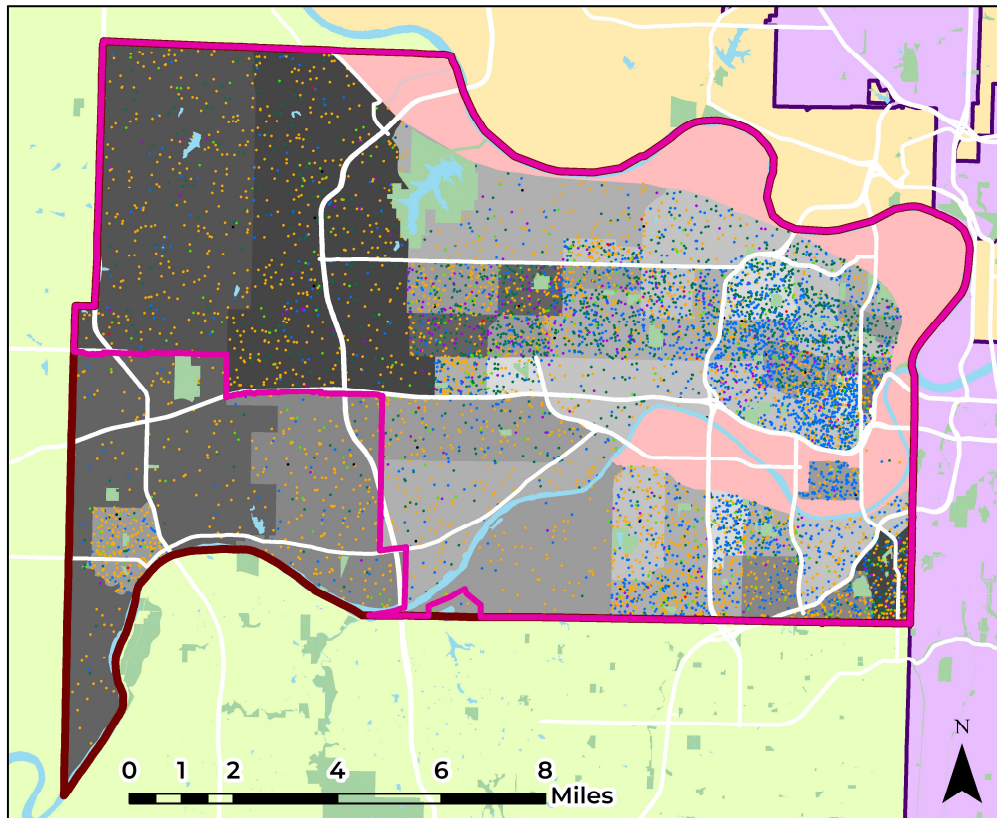
¹¹ American Community Survey 5-Year Estimates (2016-2020)

Figure 14).

Disparities in educational attainment also exist by race and ethnicity in the county. Residents of two or more races and Asian or Pacific Islander residents tend to have higher levels of educational attainment (24.8% and 23.7% have a bachelor's degree or higher, respectively), while residents of some other race alone, Hispanic or Latino residents, and Native American residents are least likely to have higher levels of education (5.2%, 8.6%, and 10.2% have a bachelor's degree or higher, respectively (see

Figure 15).

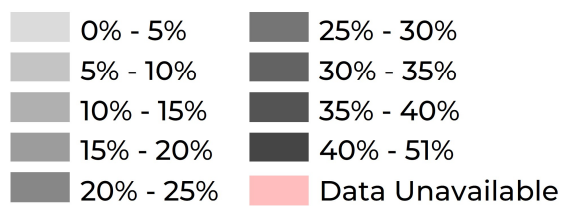
Figure 14: Educational Attainment and Race/Ethnicity



Source: 2020 Census Redistricting Data, American Community Survey 5-Year Estimates, 2016-2020



Percent of Population Aged 25+ with a Bachelor's Degree or Higher



Race + Ethnicity

1 Dot = 20 People

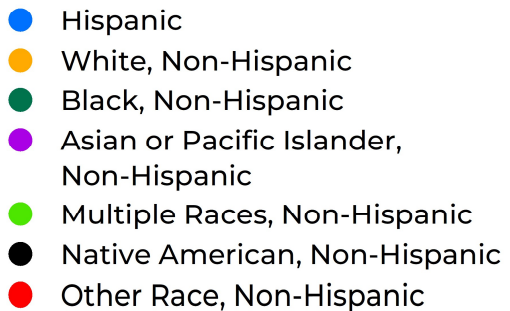
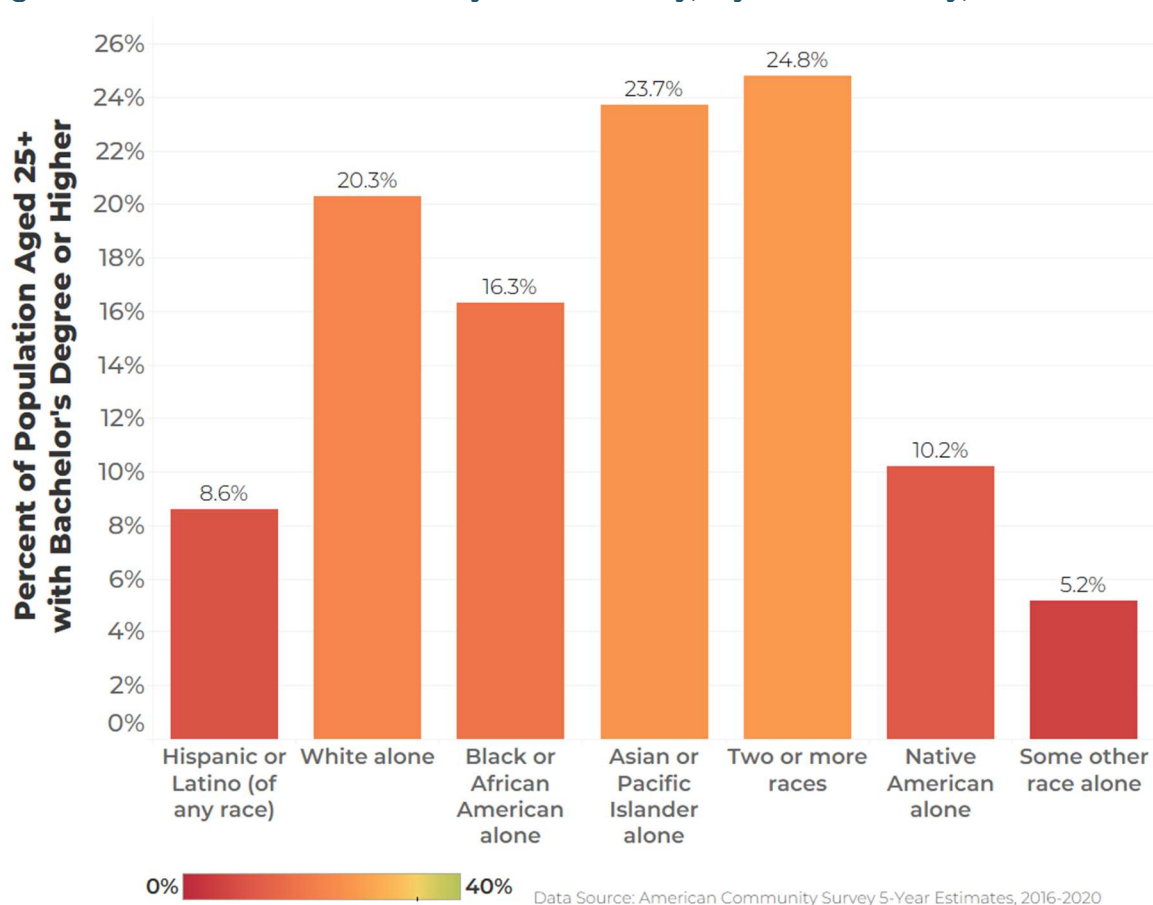
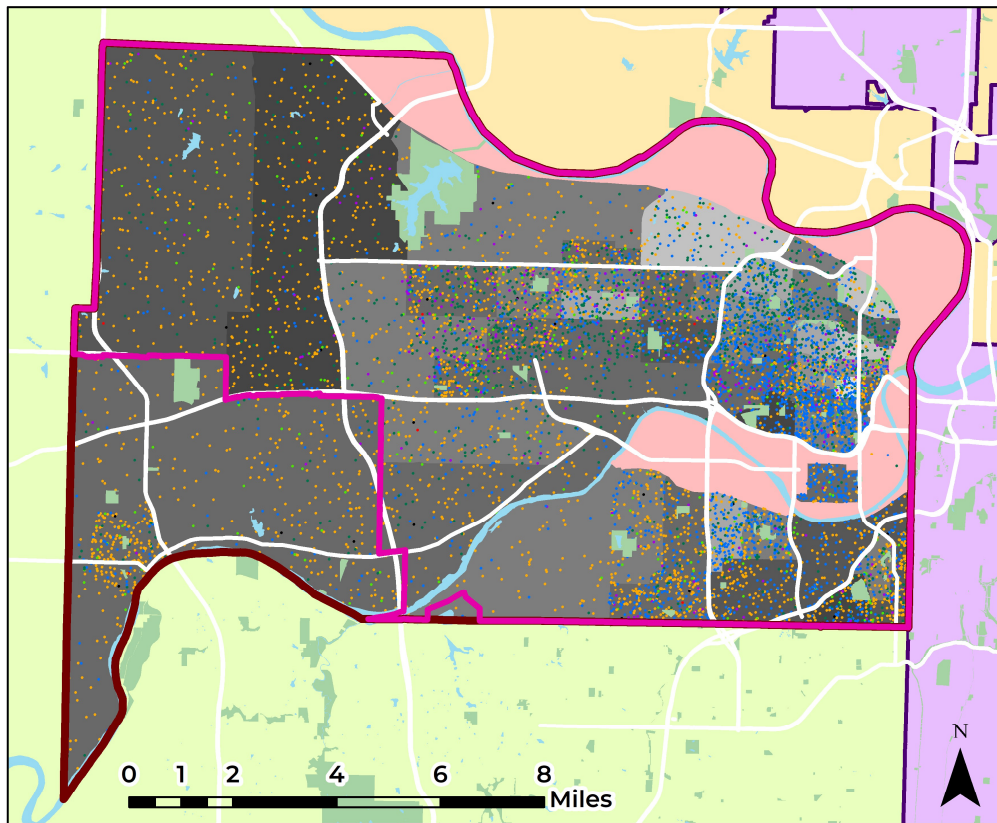


Figure 15. Educational Attainment by Race/Ethnicity, Wyandotte County, 2016-2020



An estimated 66.0% of the population aged 16 and over in Wyandotte County participates in the labor force, a share similar to that in the state of Kansas overall (66.6%). As with educational attainment, geographic disparities exist, with labor force participation rates ranging from 39.7% to 82.9% in census tracts across the county. Residents of parts of downtown and northeast Kansas City tend to participate in the labor force at the lowest levels, while participation tends to be highest in parts of Rosedale, western Wyandotte County, and downtown Kansas City (see Figure 16).

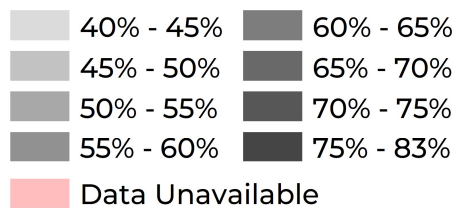
Figure 16: Labor Force Participation and Race/ Ethnicity



Source: 2020 Census Redistricting Data, American Community Survey 5-Year Estimates, 2016-2020

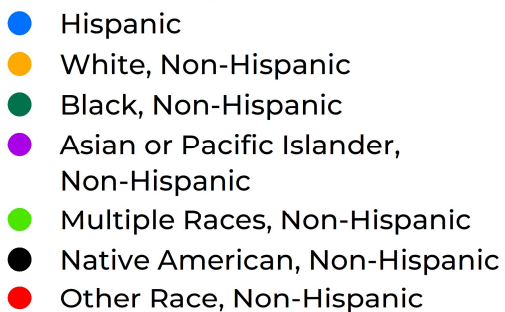


**Percent of Population
Aged 16+ in Labor Force**



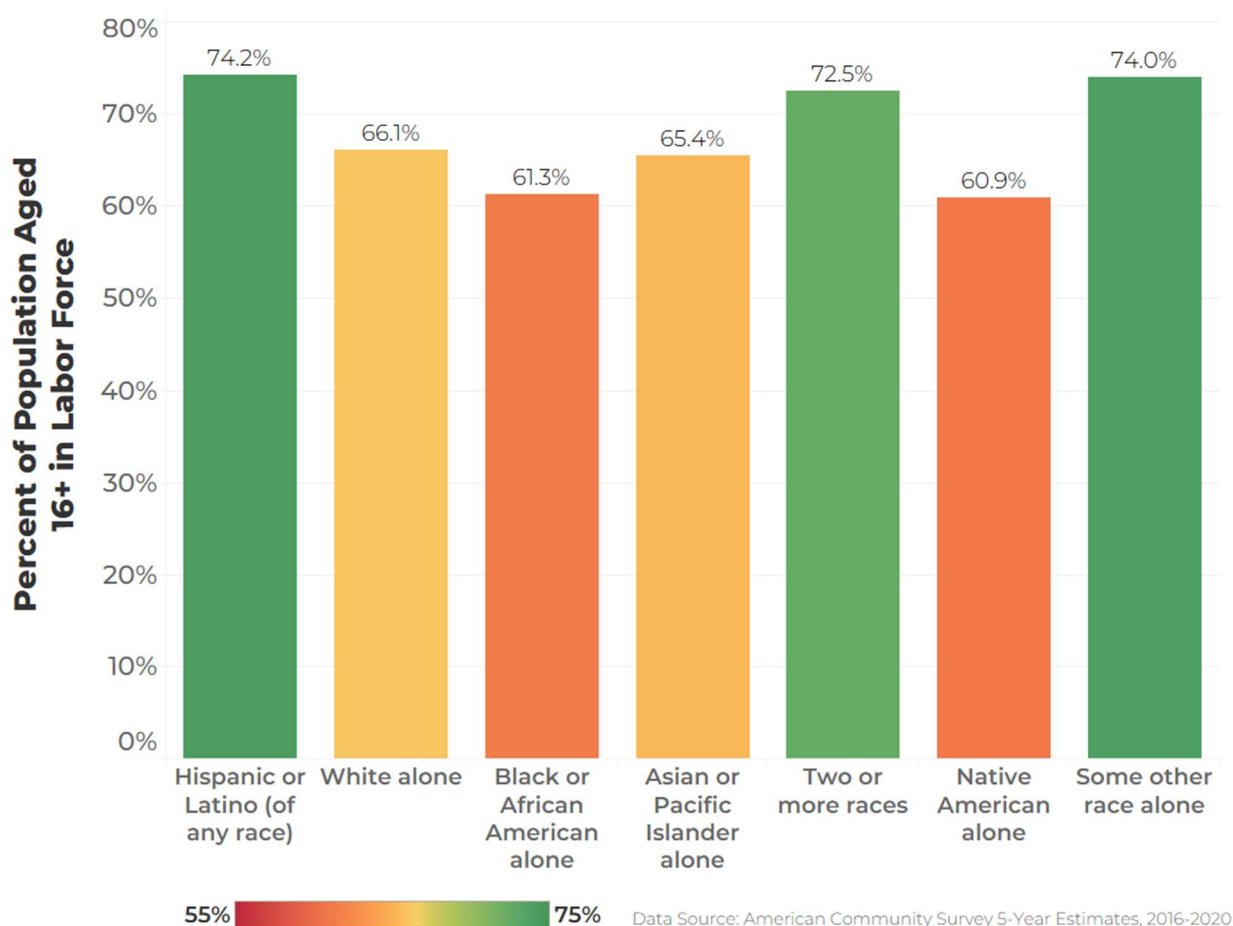
Race + Ethnicity

1 Dot = 20 People



Labor force participation is highest among Hispanic and Latino residents, residents of other races, and residents of two or more races (74.2%, 74.0%, and 72.5% of whom participate in the labor force, respectively) and lowest among Native American and Black residents (60.9% and 61.3% of whom participate, respectively; see Figure 17).

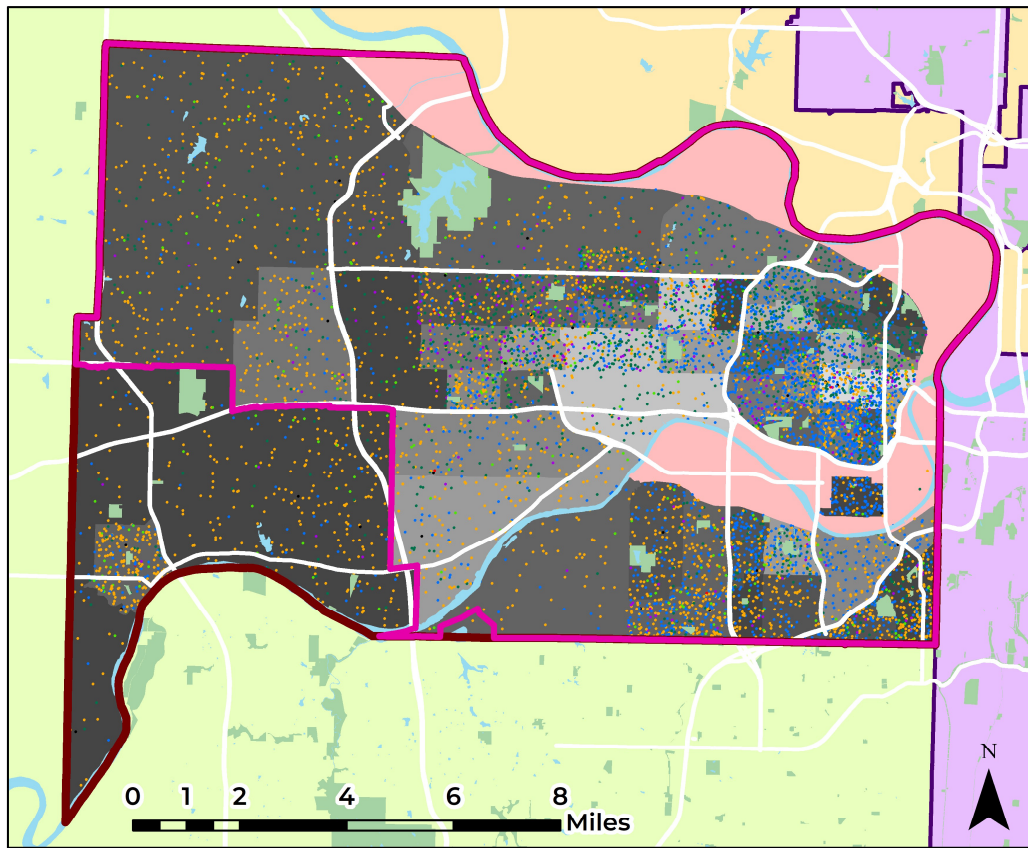
Figure 17. Labor Force Participation by Race/Ethnicity, Wyandotte County, 2016-2020



An estimated 6.3% of Wyandotte County residents were unemployed as of the 2016-2020 ACS five-year estimates, a higher rate than that of the state of Kansas overall (4.1%). More recent data from the Kansas Department of Labor shows the unemployment rate at 3.6% as of March 2022. As with educational attainment and labor force participation, unemployment varies across the county's census tracts, ranging from 0% in two tracts in northeast and midtown Kansas City to 20.1% in a tract in downtown Kansas City (see

Figure 18). Thirteen census tracts in eastern and central Kansas City had unemployment rates above 10% as of the 2016-2020 ACS five-year estimates.

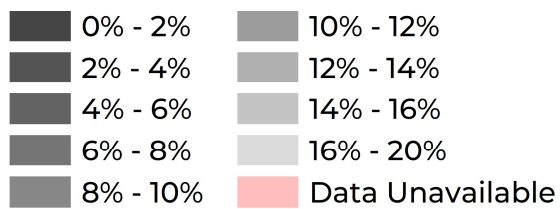
Figure 18: Unemployment Rate and Race/Ethnicity



Source: 2020 Census Redistricting Data, American Community Survey 5-Year Estimates, 2016-2020

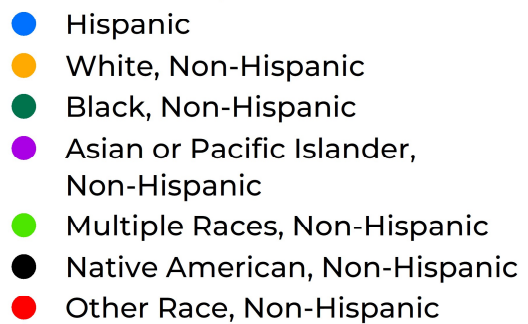


Unemployment Rate for Population Aged 16+



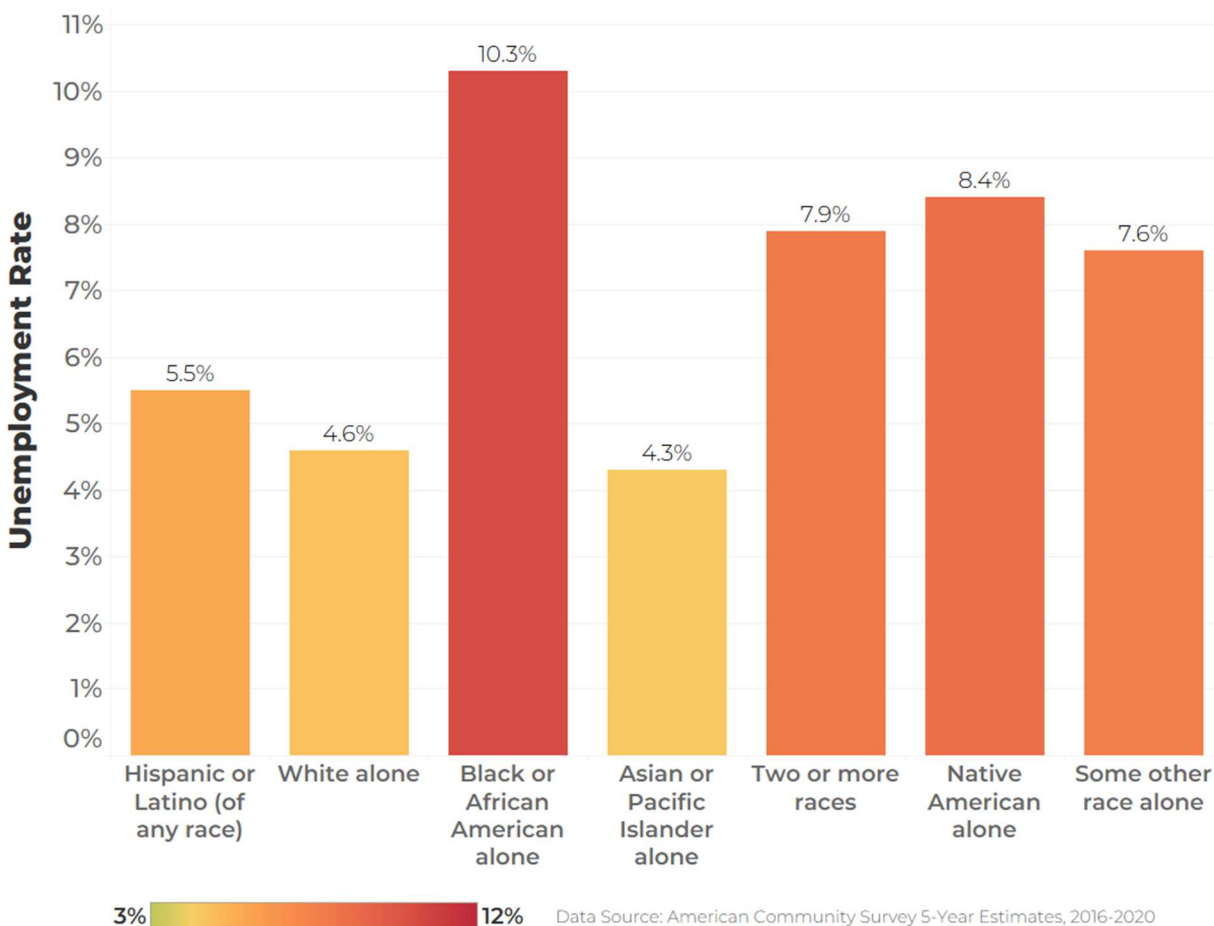
Race + Ethnicity

1 Dot = 20 People



Unemployment is highest among Black or African American residents (10.3%) and lowest among Asian or Pacific Islander and white residents (4.3% and 4.6%, respectively; see Figure 19).

Figure 19. Unemployment by Race/Ethnicity, Wyandotte County, 2016-2020

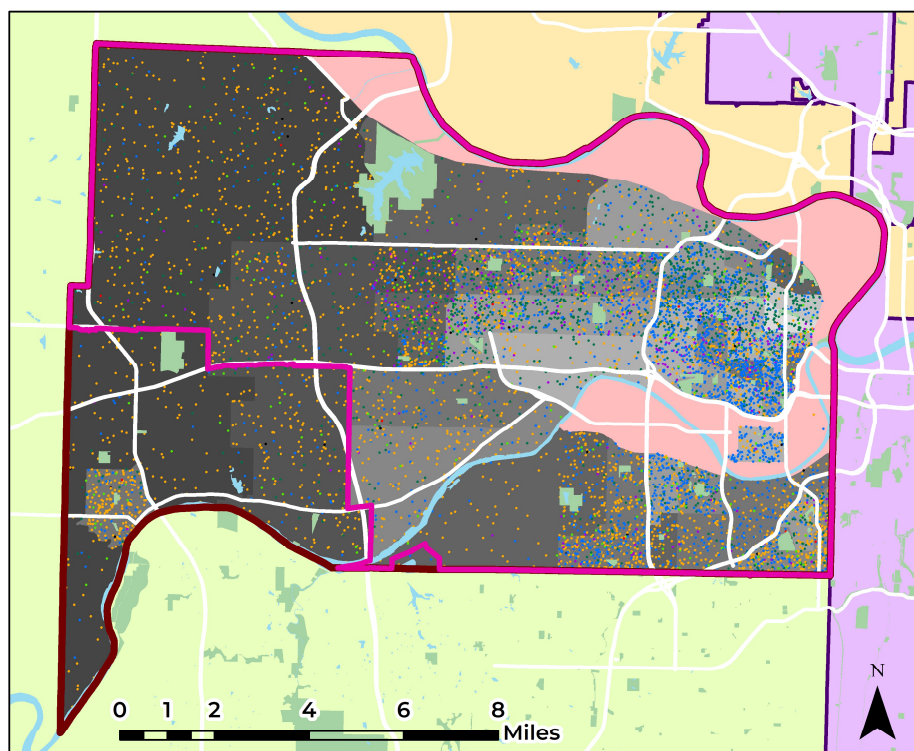


Household income is another indicator of access to employment and jobs that pay living wages. Median household incomes are lowest in parts of downtown, northeast, and central Kansas City, and the Armourdale neighborhood, where they fall below \$30,000 in ten census tracts. Median incomes tend to be highest in Piper and western Wyandotte County, topping \$90,000 in three census tracts (see Figure 20). Median household incomes are highest for white and Native American residents of the county (\$55,118 and \$52,054, respectively) and lowest for Asian and Black or African American residents and residents (\$28,785 and \$33,996, respectively; see Figure 21).

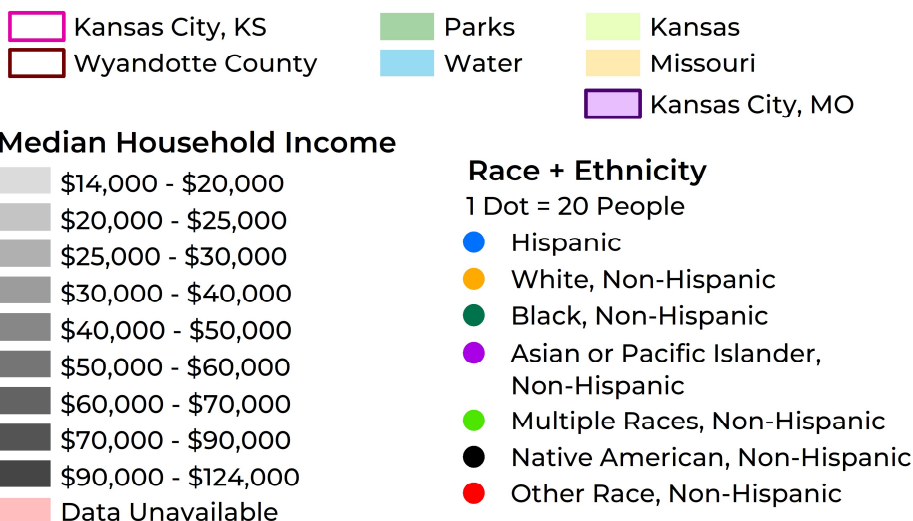
Low median household incomes in many of the county's census tracts highlight the fact that a high proportion of households do not have sufficient incomes to afford basic needs. Costs for a family of two working adults and one child in Wyandotte County, including housing, childcare, healthcare, food, transportation, taxes, and other miscellaneous costs, are

estimated at about \$6,592 per month (or \$79,099 annually).¹² Yet, 19.5% of primary jobs held by residents pay \$1,250 per month or less (\$15,000 or less per year), and 40.9% of primary jobs pay between \$1,251 and \$3,333 (between \$15,000 and \$39,996 per year).¹³

Figure 20: Median Household Income and Race/ Ethnicity



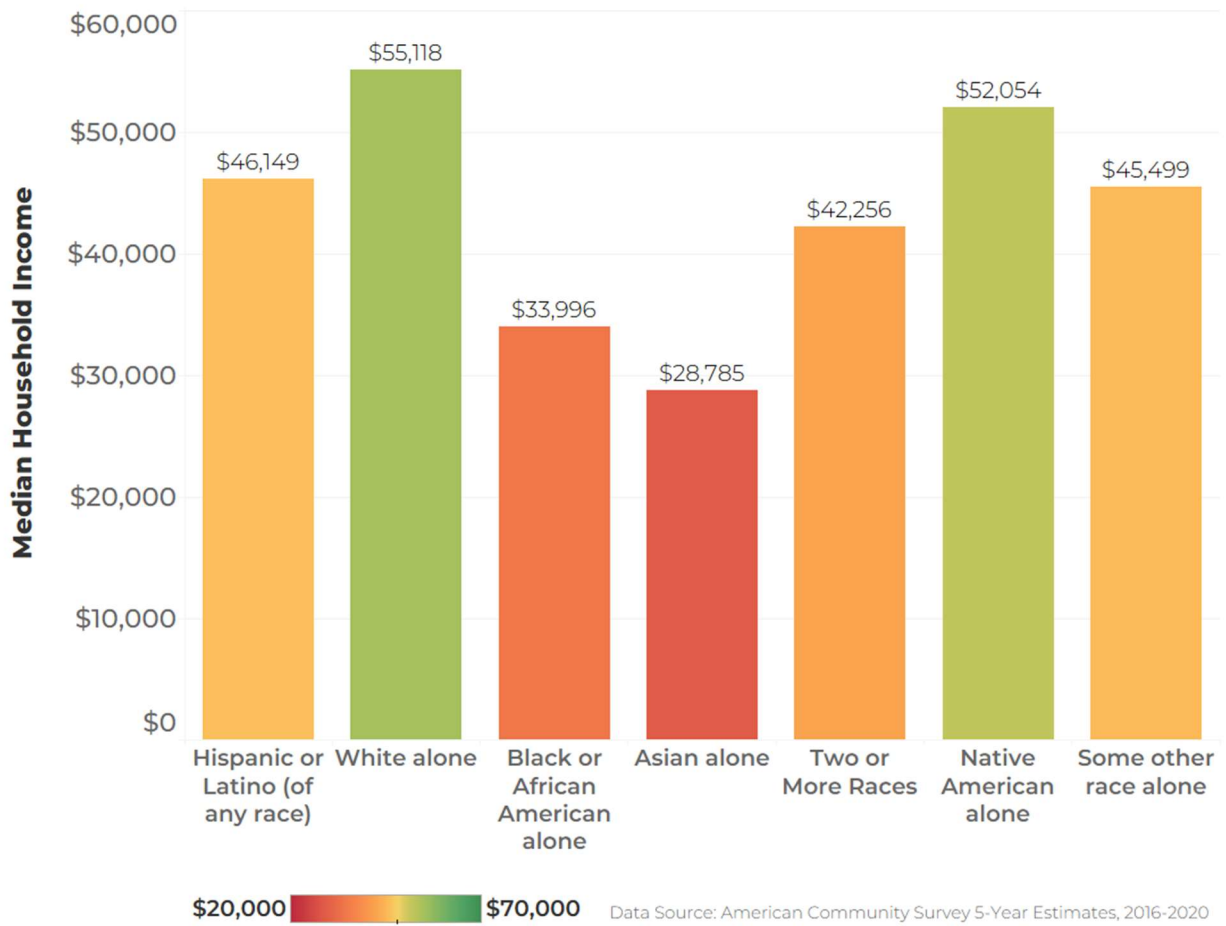
Source: 2020 Census Redistricting Data, American Community Survey 5-Year Estimates, 2016-2020



¹² MIT Living Wage Calculator. (2020). Retrieved from: <https://livingwage.mit.edu/>

¹³ United States Census Bureau. OnTheMap. (2019). Retrieved from: <https://onthemap.ces.census.gov/>

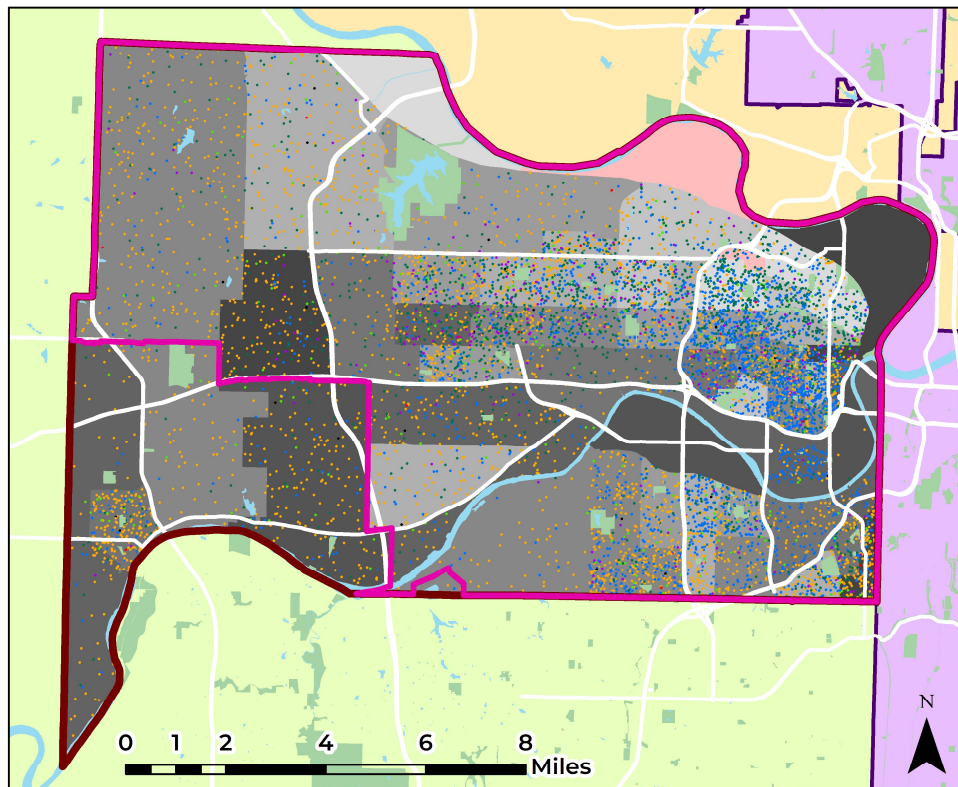
Figure 21: Median Household Income by Race/Ethnicity, Wyandotte County, 2016-2020



Jobs Proximity

Jobs in the county tend to be clustered in the Rosedale neighborhood, in some tracts in western Wyandotte County, in the industrial areas of northeast Kansas City and along the Kansas River. Census tracts with the fewest jobs are clustered in northeast Kansas City (see Figure 22).

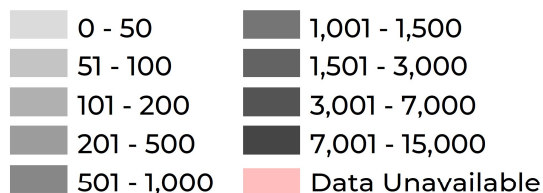
Figure 22: Jobs Proximity and Race/Ethnicity



Source: 2020 Census Redistricting Data, Census OnTheMap (2019)

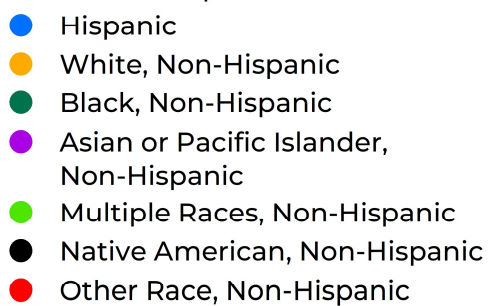


Number of Jobs



Race + Ethnicity

1 Dot = 20 People



Residents and stakeholders who participated in this planning process noted that a lack of public transportation in western Wyandotte County and low frequency of service in other areas are often barriers to accessing employment for residents who do not have vehicles.

Longitudinal Employer-Household Dynamics data also indicates that a substantial share of workers living in Wyandotte County work outside of the county. Specifically, an estimated 69,648 employed residents live in Wyandotte County. These include 22,517 residents (32.3%) who both live and work in Wyandotte County, and 47,131 residents who live in Wyandotte County but work outside of the county (67.7%; see

Table 4). Similarly, of the 87,577 residents employed in Wyandotte County, 65,060 (74.3%) live outside of the county. The high level of commuting across jurisdictions indicates that limited access to vehicles and a lack of frequent public transportation are barriers for residents in accessing employment.

Table 4. Inflow and Outflow of Workers (Primary Jobs)

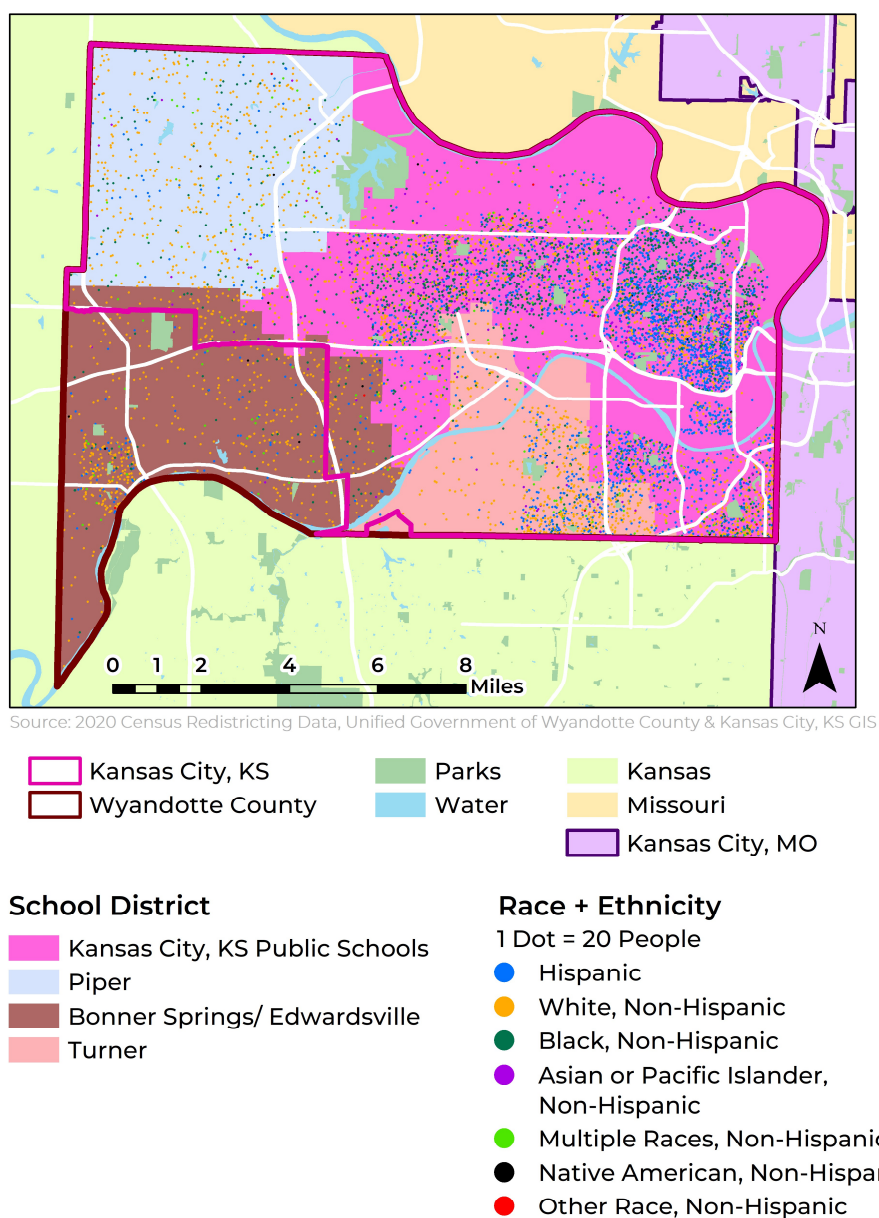
Inflow and Outflow of Workers	Number	Percent
Living in Wyandotte County	69,648	100.0%
Living in Wyandotte County but Employed Outside of the County	47,131	67.7%
Living and Employed in Wyandotte County	22,517	32.3%
Employed in Wyandotte County	87,577	100.0%
Employed in Wyandotte County but Living Outside of the County	65,060	74.3%
Employed and Living in Wyandotte County	22,517	25.7%

Source: Longitudinal Employer-Household Dynamics (LODES) data, 2019

Education

High-quality education is a vital community resource that can lead to more opportunities—such as employment and increased earnings—and improve quality of life. Public schools in Wyandotte County fall within four school districts: Kansas City, KS Public Schools; Piper; Bonner Springs/Edwardsville; and Turner (see Figure 23). The Kansas City, KS Public Schools District serves a much larger student population than the other three districts (20,666 average daily membership compared to 3,658 in Turner, 2,385 in Piper, and 2,045 in Bonner Springs/Edwardsville; see Table 5).

Figure 23. School Districts in Wyandotte County



School performance varies by district, and districts in the county vary significantly in their demographics, including race, the percentage of students on free or reduced lunch, the percentage of students with limited English proficiency, and the percentage of students in special education programs (see Table 5).

The share of students with free or reduced lunch—a measure of the proportion of low-income students in each district—varies widely among school districts, ranging from 11.6% in the Piper School District to 77.3% in the Kansas City, KS Public Schools District. The percentage of students who are white— an indicator of racial segregation among school districts—ranges from 9.7% in the Kansas City, KS Public Schools District to 59.2% in the Bonner Springs/Edwardsville School District in southwest Wyandotte County. Notably, school districts with smaller shares of economically disadvantaged¹⁴ students tend to have higher shares of students scoring above Level 1,¹⁵ indicating disparities in school district performance by socioeconomic status. The highest performing districts—the Piper and Bonner Springs/Edwardsville Districts—also tend to have greater proportions of white students, indicating some disparities in access to these districts by race and ethnicity. Stakeholders interviewed during this planning process emphasized a need to expand youth education and recreation programming, to fund prevention and diversion efforts to eliminate homelessness among students, and to increase internet access for youth.

Table 5. Demographics and School Performance by District, 2020-2021

District	Average Daily Membership	Percent White Students	Percent Free/Reduced Lunch	Percent English Learners*	Percent Special Education	Percent of Students Above Level 1 (3 rd Grade Math)	Percent of Students Above Level 1 (8 th Grade Math)	Graduation Rate
Kansas City, KS Public Schools	20,666	9.7%	77.3%	36.6%	16.0%	45.2%	20.4%	70.2%
Turner	3,658	32.2%	52.8%	19.8%	11.4%	71.1%	32.2%	71.5%
Piper	2,385	57.1%	11.6%	3.8%	Less than 0.5%	89.1%	51.7%	88.2%
Bonner Springs/Edwardsville	2,045	59.2%	39.6%	5.0%	15.6%	71.5%	40.8%	89.9%

Source: Kansas State Department of Education, 2020-2021

**Percent English Learners is based on the percentage of English Learner students who participated in Math Assessments in each district.*

¹⁴ As indicated by the percentage of students on free/reduced lunch

¹⁵ Scoring above a Level 1 indicates that a student shows at least a basic ability to understand and use the mathematics skills and knowledge needed for Postsecondary Readiness.

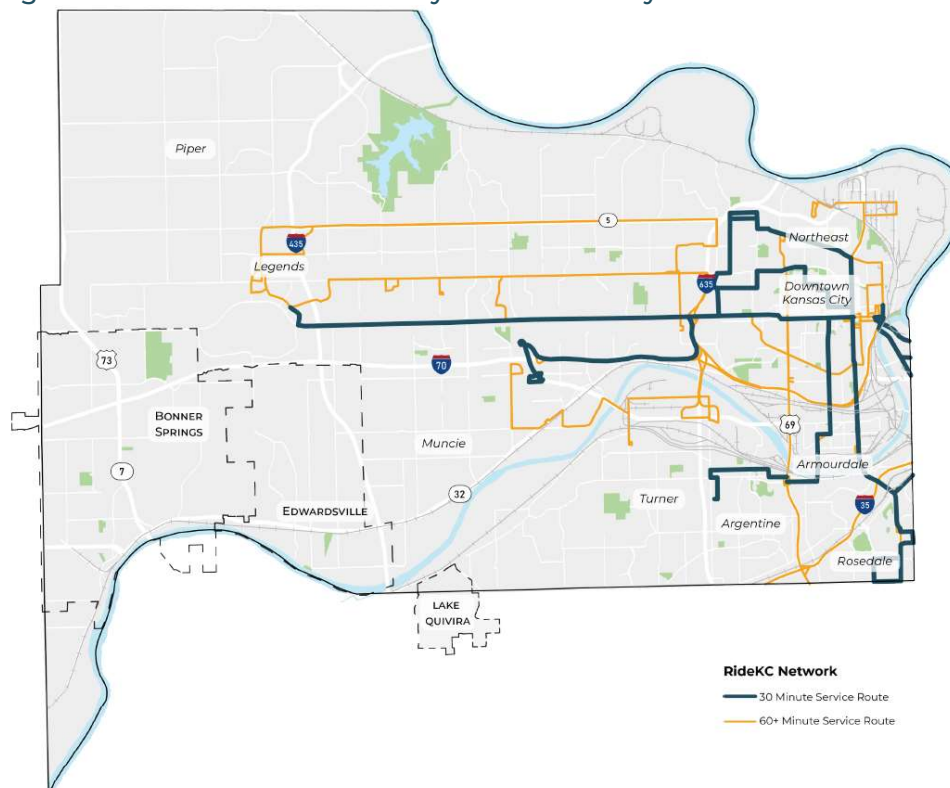
Transportation

Affordable, accessible transportation makes it easier for residents to access a range of opportunities—providing connections to employment, education, fresh food, healthcare, and other services. While low-cost public transit can facilitate access to these resources, a lack of access to affordable transportation poses barriers to meeting key needs, particularly in areas with low levels of walkability and a lack of access to vehicles.

Access to Affordable Transportation

The Unified Government and the Kansas City Area Transportation Authority (KCATA) provide fixed-route transit and paratransit services in Wyandotte County through the RideKC network, including RideKC bus routes, the RideKC Freedom public paratransit program for seniors and people with disabilities, and Freedom On-Demand, a public paratransit program modeled after traditional ride-hailing services. RideKC's fixed-route network provides more than 330 miles of bus routes in Wyandotte County, including 232 miles of 30-minute service bus routes and 116 miles of 60+ minute service routes (see Figure 24).¹⁶ Bonner Springs and Edwardsville also offer on-demand transit services and some fixed shuttle routes.

Figure 24. RideKC Network in Wyandotte County

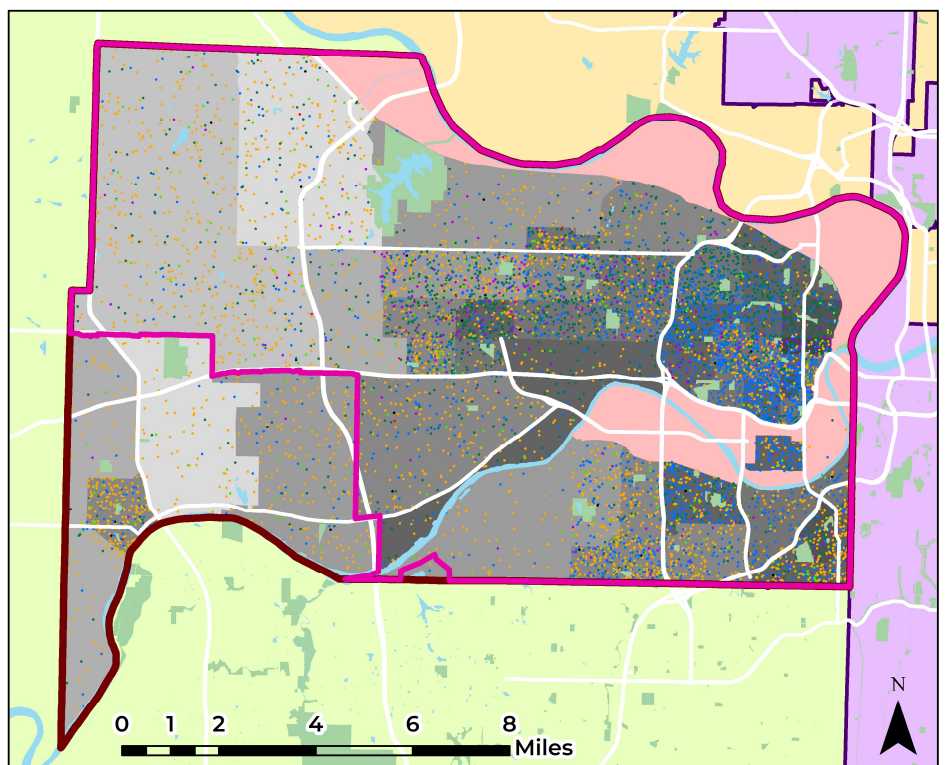


Source: GoDotte Strategic Mobility Plan Foundations Report (2021)

¹⁶ GoDotte Strategic Mobility Plan Foundations Report. (2021).

Combined housing and transportation costs make up the lowest percent of income in census tracts in eastern Kansas City, which have the greatest access to the RideKC network. Combined housing and transportation costs tend to make up a greater share of income in western Wyandotte County, which has lower levels of access to transit. In areas outside of eastern Kansas City, the combination of a lower proximity to jobs and high proportions of residents' incomes spent on transportation may present barriers to obtaining and maintaining employment and housing.

Figure 25. Housing and Transportation Affordability and Race/Ethnicity



Source: 2020 Census Redistricting Data, Center for Neighborhood Technology H+T Index (2017 Update)

- | | | |
|------------------|-------|-----------------|
| Kansas City, KS | Parks | Kansas |
| Wyandotte County | Water | Missouri |
| | | Kansas City, MO |

**Housing + Transportation Costs
as % of Income for Moderate-
Income Household in Region**

- | | |
|-----------|------------------|
| 25% - 30% | 55% - 60% |
| 30% - 40% | 60% - 65% |
| 40% - 45% | 65% - 70% |
| 45% - 50% | 70% - 76% |
| 50% - 55% | Data Unavailable |

Race + Ethnicity

1 Dot = 20 People

- Hispanic
- White, Non-Hispanic
- Black, Non-Hispanic
- Asian or Pacific Islander, Non-Hispanic
- Multiple Races, Non-Hispanic
- Native American, Non-Hispanic
- Other Race, Non-Hispanic

Vehicle Access

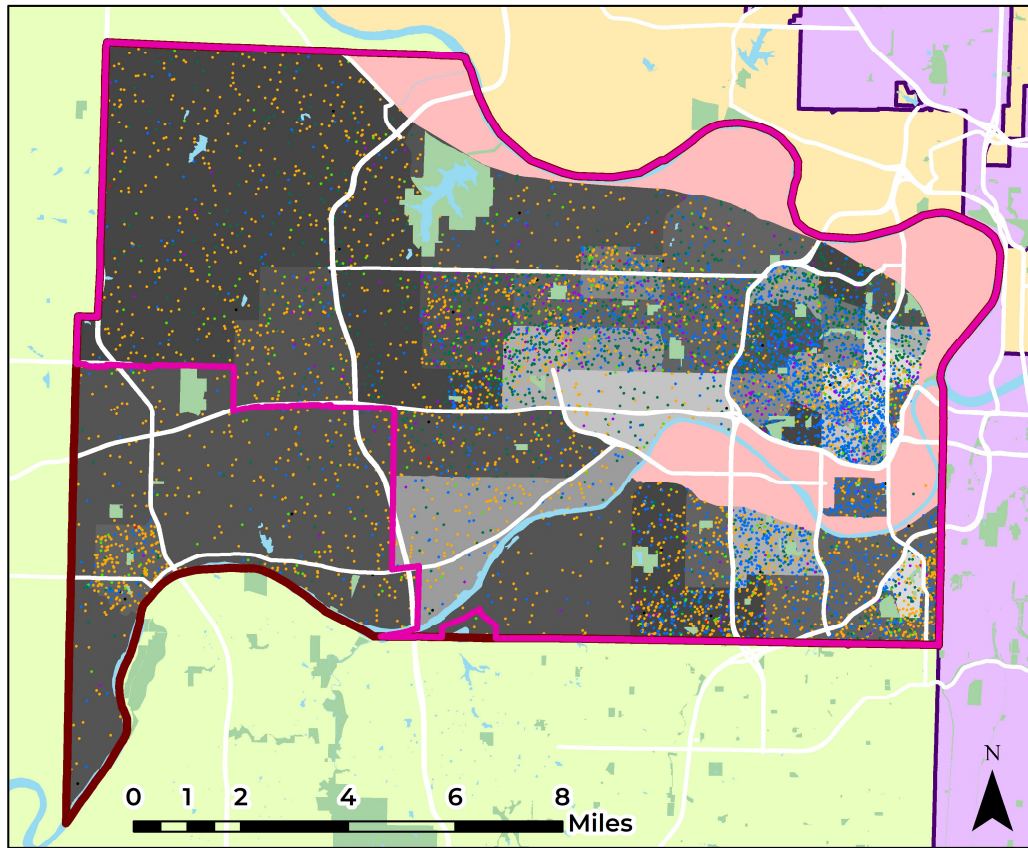
Access to vehicles also shapes residents' ability to connect to employment and education opportunities, resources, and services, particularly in areas with limited access to public transit. An estimated 8.9% of households in Wyandotte County do not have access to a vehicle, according to American Community Survey five-year estimates for 2016-2020. While vehicle access is high overall, disparities exist by geography and reflect access to public transit in the county. Residents of downtown, northeast, and east Kansas City, areas with the greatest access to public transit, tend to own vehicles at the lowest rates: in eight census tracts, about 20% to 35% of households do not have a vehicle. In contrast, in most of western Wyandotte County, fewer than 5% of households have access to vehicles, reflecting a need for vehicle ownership in areas with less access to public transit (see Figure 26).

Stakeholders who participated in this planning process emphasized that a lack of access to vehicles is often a barrier to employment for residents living in areas with low proximity to jobs and with limited access to public transportation. A lack of access to vehicles also creates barriers to accessing needed services in areas in which those services are not located within walking distance and transit access is limited. In this way, residents without access to vehicles often find their housing choices limited to locations where public transportation is available. The combination of high levels of vehicle ownership and high transportation costs as a percentage of household income in areas that are not well served by public transit reflects a need for transportation options that reduce household transportation costs in these areas.

As would be expected, areas with lower levels of vehicle access tend to have higher proportions of residents who take public transportation, walk, bike, or take taxis to work (see Figure 27). In five census tracts in downtown Kansas City and the Rosedale neighborhood, between 11% and 25% of residents use these forms of transportation, the highest proportions in the county. In nine additional tracts, primarily in northeast and downtown Kansas City, 5% to 10% of residents use these forms of transportation, while in the remainder of the county, fewer than 5% of residents do.

While eastern Kansas City has the most coverage by the RideKC network, the County's GoDotte Strategic Mobility Plan Foundations Report (2021) notes that existing bus routes tend to prioritize coverage over frequency, and that there is a need to focus on increasing frequency, reliability, first- and last-mile connectivity, multimodal options, and regional connections to increase access to jobs and resources.

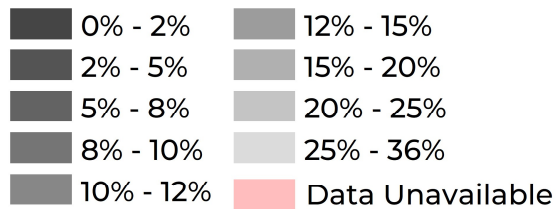
Figure 26. Vehicle Access and Race/Ethnicity



Source: 2020 Census Redistricting Data, American Community Survey 5-Year Estimates, 2016-2020



Percent of Households with No Vehicle



Race + Ethnicity

1 Dot = 20 People

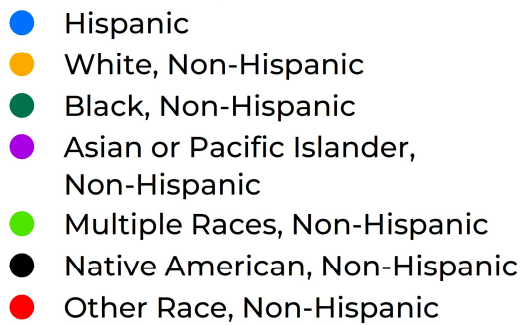
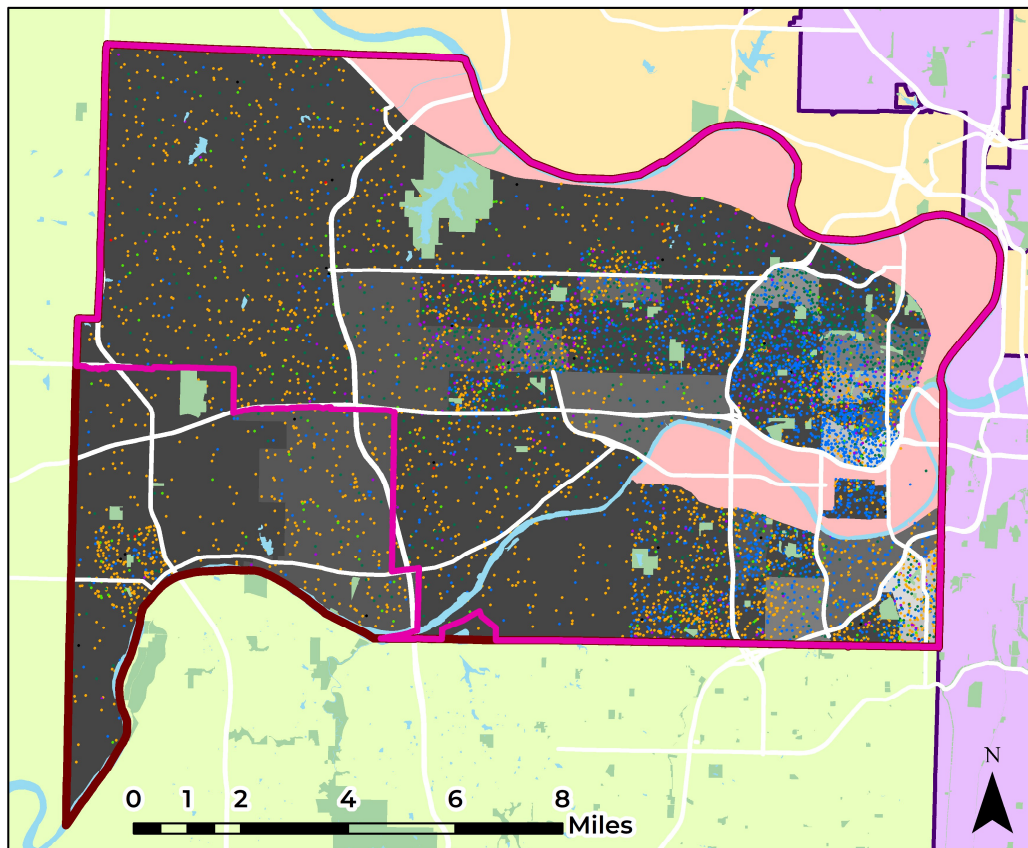


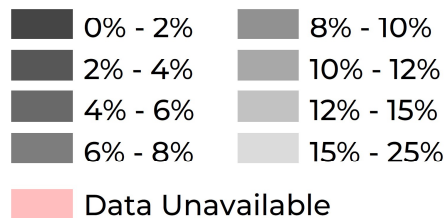
Figure 27. Means of Transportation to Work and Race/Ethnicity



Source: 2020 Census Redistricting Data, American Community Survey 5-Year Estimates, 2016-2020

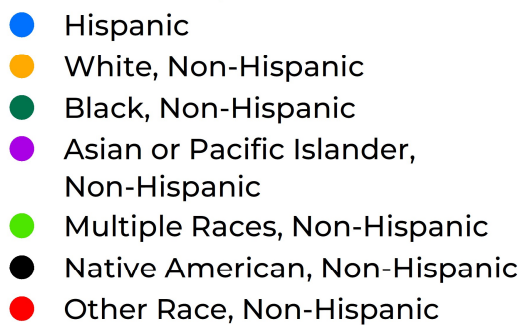


Percent of Workers Aged 16+ Who Take Public Transportation, Walk, Bike, or Taxi to Work



Race + Ethnicity

1 Dot = 20 People

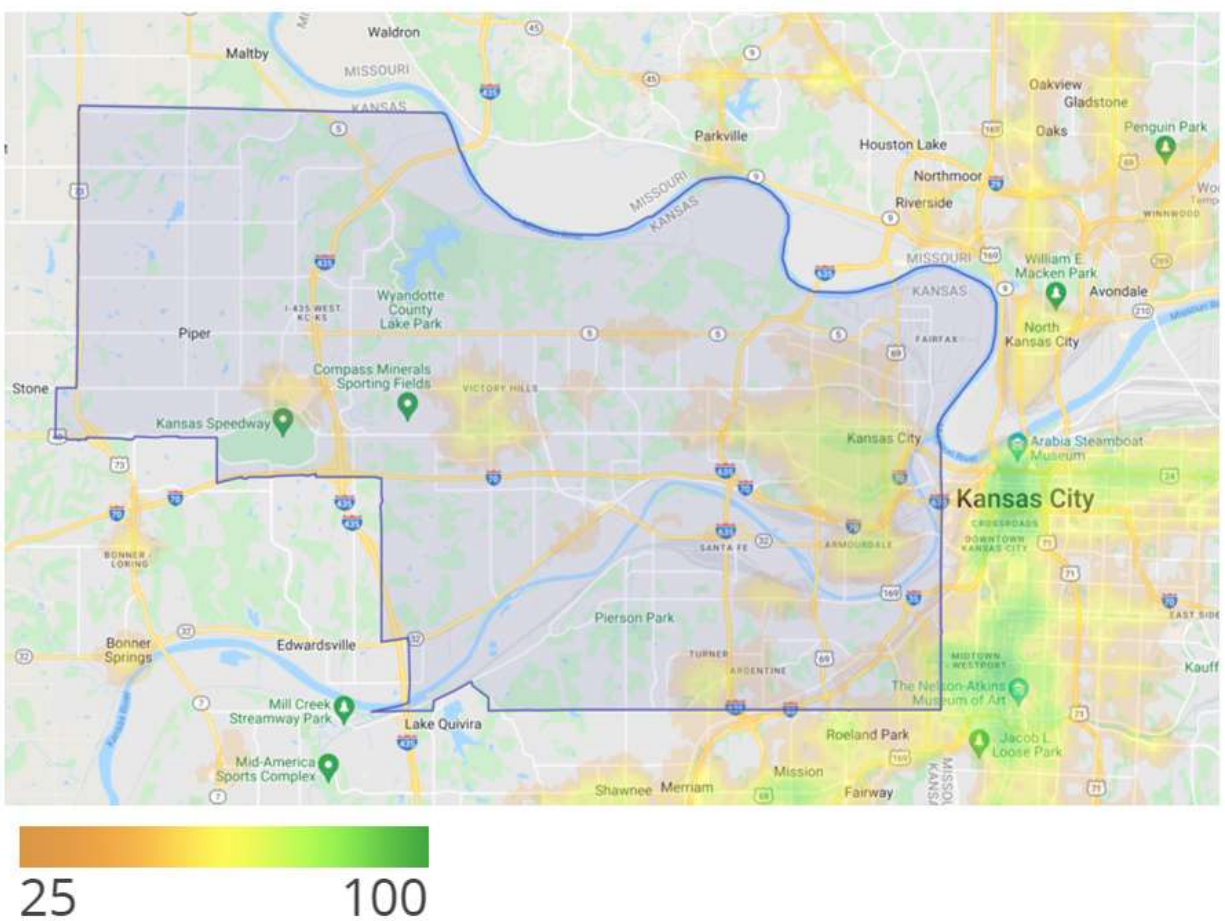


Walkability

Along with access to transit, low-cost transportation, and vehicles, walkability shapes the extent to which residents are able to access employment, resources, and services. While the region is generally car-dependent, parts of downtown Kansas City, the Legends, and the Armourdale and Rosedale neighborhoods have moderate levels of walkability (shown in yellow in Figure 28). Residents and stakeholders emphasized that many areas of the region lack accessible sidewalks or lighting, making accessing resources and services via walking more difficult and less safe, particularly for residents with disabilities.

In this way, low levels of transit and vehicle access may pose a more significant barrier to accessing jobs and services for residents living in areas with low levels of walkability. Overall low levels of walkability in the county combined with low levels of access to public transit point to challenges for residents without access to vehicles in connecting to employment, resources, and services.

Figure 28. Walkability in Kansas City, KS



Source: Walkscore

Environmental Quality

Environmental quality and access to environmental amenities also shape the opportunities available to residents. Access to parks and other green infrastructure in counties, cities, and neighborhoods provides a range of environmental, social, and health benefits, including access to nature and recreation opportunities; cleaner air and water; alternative transportation options; improvements in physical and mental health and wellbeing; and opportunities for food production and other local economic development. At the same time, environmental hazards, such as poor air quality and toxic facilities, are associated with negative health effects including increased respiratory symptoms, hospitalization for heart or lung diseases, cancer and other serious health effects, and even premature death. Certain population groups, such as children, have a greater risk of adverse effects from exposure to pollution.¹⁷

Access to Parks

In Wyandotte County, parks are most accessible in downtown, northeast, and east Kansas City, areas of the county with the highest population densities. In contrast, fewer parks exist in most of western Wyandotte County, although those that are available tend to be larger parks with a variety of amenities, such as Wyandotte County Lake and Park (see Figure 29).

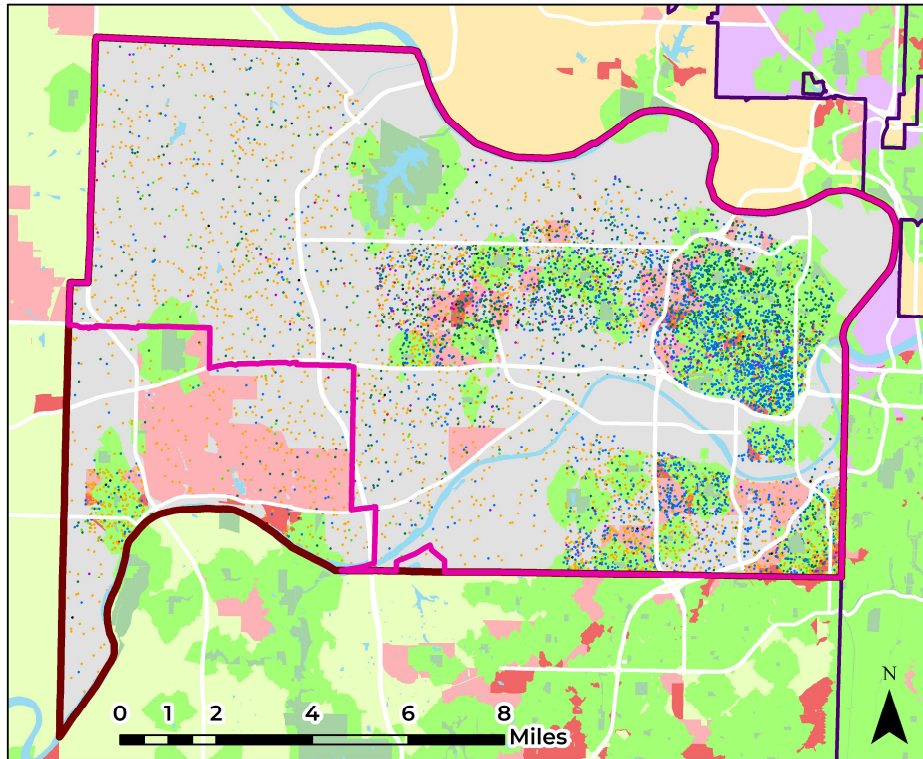
Stakeholders emphasized a high level of need for parks and recreation facilities and improvements, noting that significant variation exists between lower- and upper-income areas of the county regarding the quality of parks, available amenities, and maintenance. About 24% of survey respondents noted that parks and trails are equally provided in their community, while about 66% said that they are not equally available. 68.7% of survey respondents noted that parks, gyms, recreation facilities, and community centers are high-level needs. Improvements to existing facilities—including ADA accessibility improvements—were noted as high-level need by 56.7% of survey respondents. Residents and stakeholders described disparities in funding across the county's parks, noting that while most of the county's parks are located in eastern Kansas City, larger parks such as Wyandotte County Lake and Park receive a disproportionate share of parks funding. Residents and stakeholders also described a need to address safety concerns and increase investment in parks in eastern Kansas City. Community-driven area master plans detail specific park improvement plans for neighborhoods across the city and county.

In addition to noting a need for investment in parks and recreation facilities, survey respondents indicated a high level of need for investment in general neighborhood revitalization. 74.2% of respondents rated 'neighborhoods that need revitalization and new investment' as a barrier to fair housing, making it the most commonly identified barrier to housing choice in the city and county. In combination with the identification of community parks, gyms, recreational fields, and community centers as the greatest public facilities

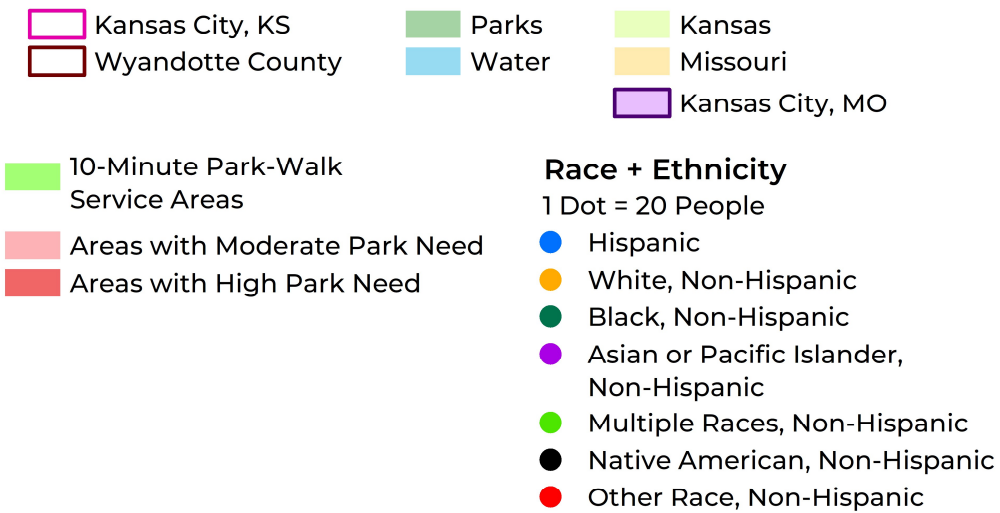
¹⁷ U.S. Environmental Protection Agency. (n.d.). Managing Air Quality - Human Health, Environmental and Economic Assessments. Retrieved from: <https://www.epa.gov/air-quality-management-process/managing-air-quality-human-health-environmental-and-economic>

needs, the noted need for neighborhood revitalization and reinvestment indicates that access to parks and recreation facilities should be a priority as the Unified Government considers opportunities for neighborhood reinvestment.

Figure 29. Park Access and Race/Ethnicity



Source: 2020 Census Redistricting Data, Trust for Public Land ParkServe (2021)

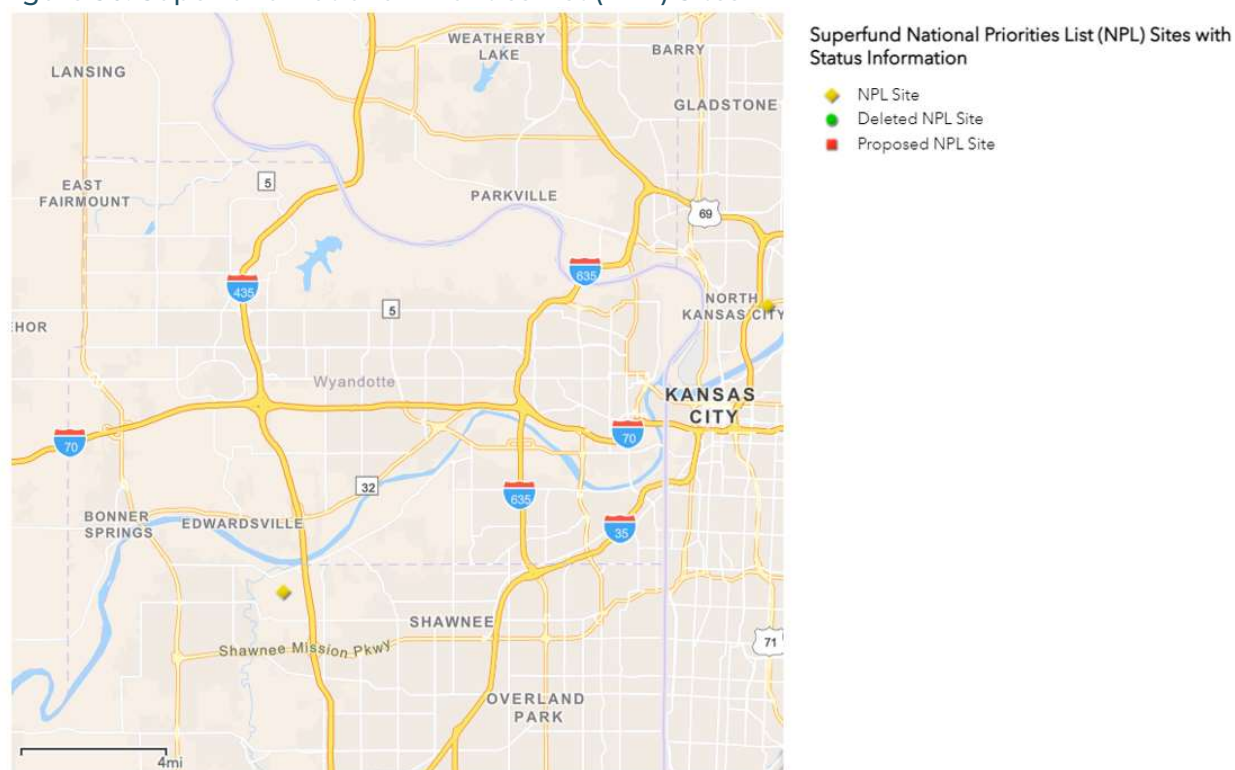


Environmental Hazards

Toxic sites may pose risks to residents living nearby and thus may constitute fair housing concerns if they disproportionately impact protected classes. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. These sites are placed on the National Priorities List (NPL).

While there are no NPL sites in Wyandotte County, the Doepke-Holliday Superfund Site is located just south of the county in Shawnee Mission, KS (Figure 30). The U.S. Environmental Protection Agency's (EPA) remedy for the site has included the construction of an impermeable multi-layer cap over the waste disposal area and groundwater monitoring. In recent reviews, the EPA has determined that the remedy continues to be protective of human health and the environment in the short term.¹⁸

Figure 30. Superfund National Priorities List (NPL) Sites



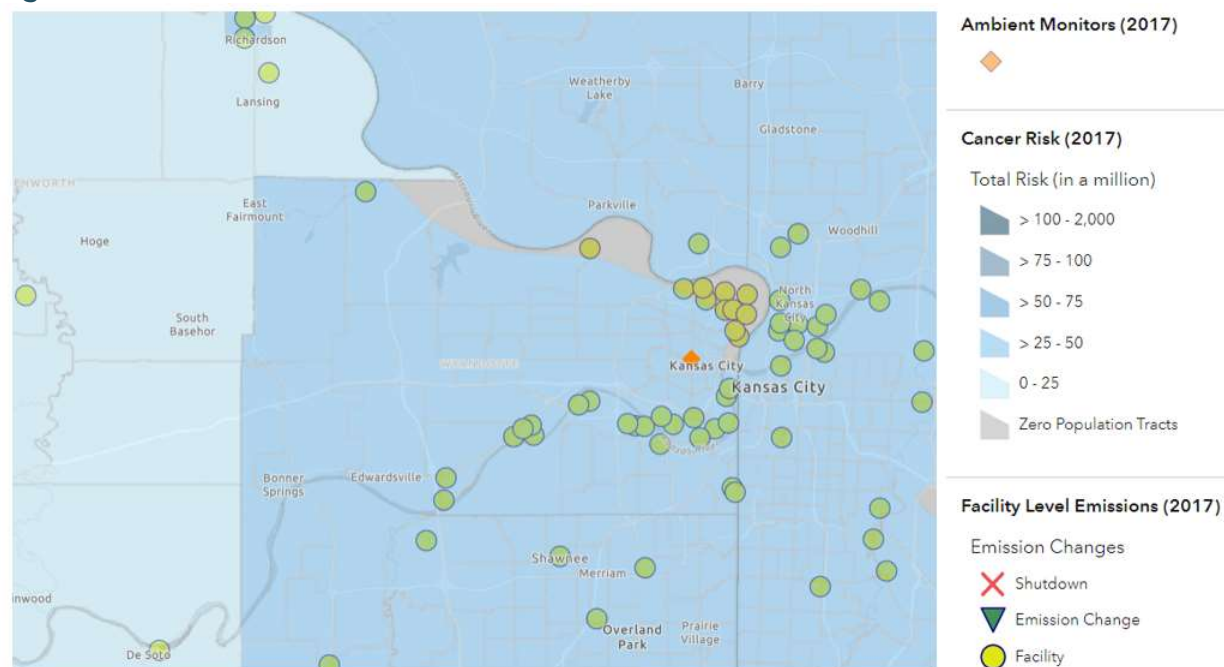
Source: United States Environmental Protection Agency

The EPA's National Air Toxics Assessment (NATA) estimates health risks from air toxics. The most recent assessment uses data from 2017 to examine cancer risk from ambient concentrations of pollutants. Wyandotte County and Kansas City have low to moderate levels

¹⁸ United States Environmental Protection Agency. (2020). Announcements and Key Topics. DOEPKE DISPOSAL (HOLLIDAY) SHAWNEE MISSION, KS. Retrieved from: <https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Stayup&id=0700631#Stayup>

of cancer risk from air toxics—ranging from 25 to 50 per million in county census tracts. Point sources of emissions are clustered in northeast Kansas City and along the Kansas River (see Figure 31).

Figure 31. National Air Toxics Assessment



Source: *United States Environmental Protection Agency Air Toxics Screening Assessment (2017)*

The Environmental Protection Agency's Toxics Release Inventory (TRI) tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. Certain industrial facilities in the U.S. must report annually how much of each chemical is recycled, combusted for energy recovery, treated for destruction, and disposed of or otherwise released on- and off-site.¹⁹ The EPA's Risk-Screening Environmental Indicators (RSEI) Model analyzes TRI data on the amount of toxic chemicals released, together with risk factors such as the chemical's fate and transport through the environment, each chemical's relative toxicity, and the number of people potentially exposed, to calculate a numeric score designed to be compared to other RSEI scores.²⁰

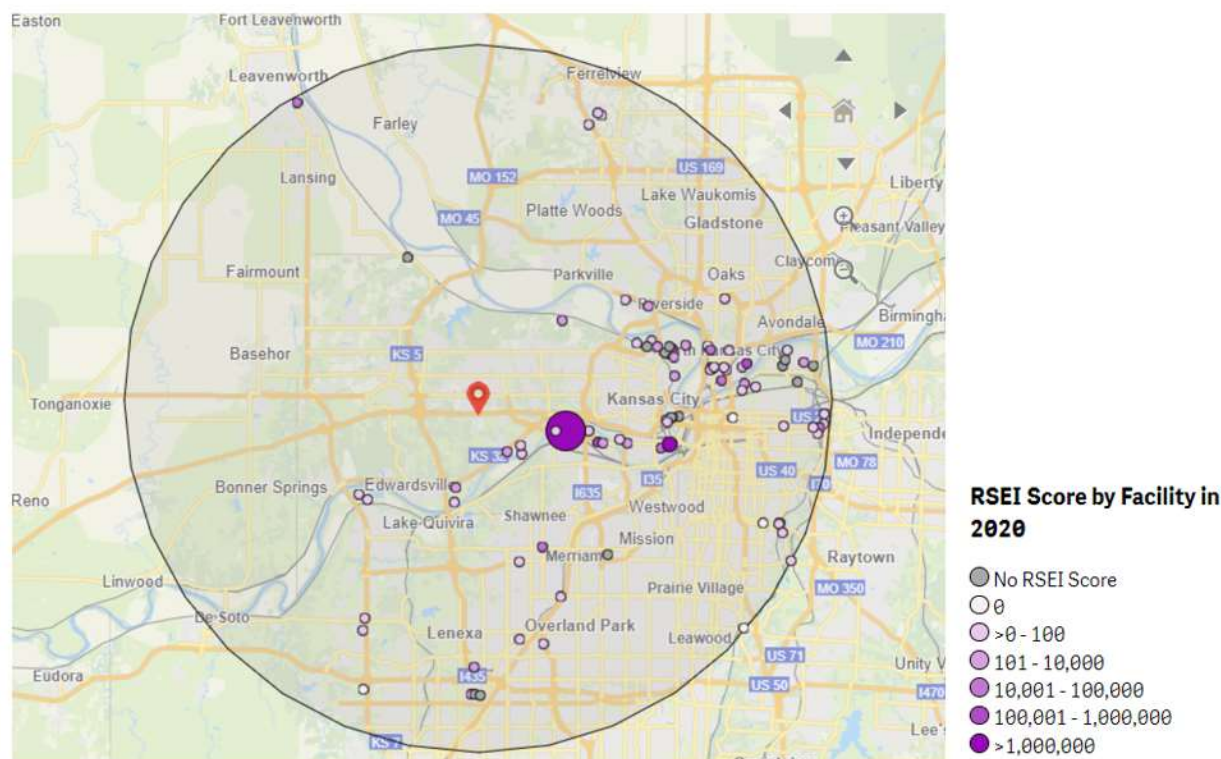
Toxic release inventory sites in Wyandotte County are clustered in northeast Kansas City and along the Kansas River. While a larger number of TRI sites are clustered in northeast Kansas City, sites located along the Kansas River tend to have higher RSEI scores, indicating higher levels of risk associated with toxic releases. In particular, the Harcros Chemicals and Versaflex sites, both located near the Kansas River, have RSEI scores that are several times higher than

¹⁹ U.S. EPA. (n.d.) Toxic Release Inventory Program. Retrieved from: <https://www.epa.gov/toxics-release-inventory-tri-program/what-toxics-release-inventory>. Data retrieved from: <https://www.arcgis.com/home/item.html?id=2c4a0b5f85b945f8a67125e6a93fa7fe>

²⁰ United States Environmental Protection Agency. (n.d.) Risk-Screening Environmental Indicators (RSEI) Model. Retrieved from: <https://www.epa.gov/rsei>

those of other nearby facilities (see Figure 32), indicating significantly greater health risks for residents living near these facilities.

Figure 32. Toxic Release Inventory Facilities



Source: United States Environmental Protection Agency Toxic Release Inventory (2020)

Food

Many individuals and families face challenges in accessing food that is both healthy and affordable. In neighborhoods in which the nearest grocery store is many miles away, transportation costs and lack of access to vehicles may pose particular challenges for low-income households, who may be forced to rely on smaller stores that are often unaffordable and may not offer a full range of healthy food choices. Even in areas with fresh food retailers nearby, the higher cost of healthy foods such as produce often present barriers to accessing healthy food.²¹

USDA Food Research Atlas data²² indicates that the share of residents who have low incomes and live further than one-half mile from the nearest supermarket is highest in census tracts in northeast Kansas City. In three census tracts in the northeast area, 77% to 88% of residents

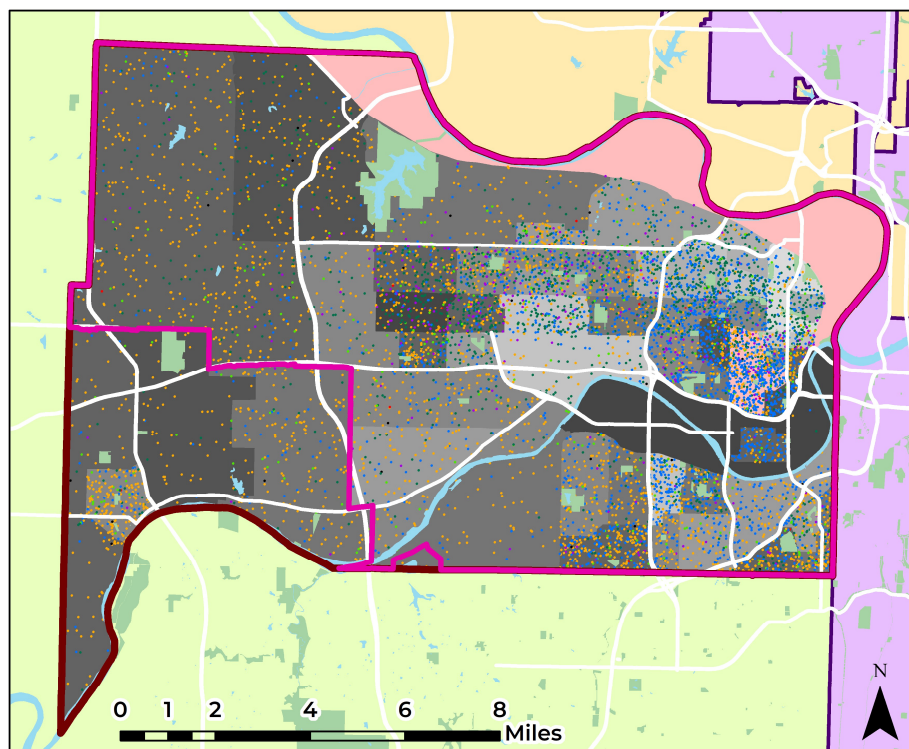
²¹ Valdez Z, Ramirez AS, Estrada E, Grassi K, Nathan S. Community Perspectives on Access to and Availability of Healthy Food in Rural, Low-Resource, Latino Communities. *Prev Chronic Dis* 2016;13:160250.

²² USDA Economic Research Service. (2019). Food Access Research Atlas. Retrieved from: <https://www.ers.usda.gov/data-products/food-access-research-atlas/>

have low incomes and live more than ½ mile from a supermarket. In six additional tracts in east and northeast Kansas City, between 62% and 66% of residents meet the USDA definition of low income and low access at ½ mile (see Figure 33).

In contrast, portions of western Kansas City and Wyandotte County and parts of downtown Kansas City tend to have the lowest proportions of residents with low incomes who live more than one-half mile from a supermarket. In five census tracts, fewer than 10% of residents are considered low-income and low-access.

Figure 33. Food Access and Race/Ethnicity in Kansas City, KS



Source: 2020 Census Redistricting Data, USA Food Access Research Atlas, 2019

- | | | |
|--|--|--|
| Kansas City, KS | Parks | Kansas |
| Wyandotte County | Water | Missouri |
| | | Kansas City, MO |

Percent of Population Who Are Low-Income and Live More Than 1/2 Mile From a Food Store*

- | | |
|--|---|
| 0% - 5% | 40% - 50% |
| 5% - 10% | 50% - 60% |
| 10% - 20% | 60% - 70% |
| 20% - 30% | 70% - 90% |
| 30% - 40% | Data Unavailable |

* Defined as a supermarket, supercenter, or large grocery store

Race + Ethnicity

1 Dot = 20 People

- Hispanic
- White, Non-Hispanic
- Black, Non-Hispanic
- Asian or Pacific Islander, Non-Hispanic
- Multiple Races, Non-Hispanic
- Native American, Non-Hispanic
- Other Race, Non-Hispanic

Survey respondents echoed concerns surrounding food access, with 85.6% noting that grocery stores and other shopping opportunities are not equally available in all neighborhoods. In particular, survey respondents and stakeholders reported lower levels of food access in northeast Kansas City. While the Merc Co+op and Save A Lot are located just south of the northeast area, residents and stakeholders noted that these supermarkets and others in western Wyandotte County are often difficult to access with public transportation.

In addition to distance from food outlets, the quality and affordability of fresh food available at those outlets are important factors in considering food access. Northeast Kansas City is served primarily by dollar stores and smaller food outlets, indicating that many residents may require a vehicle or use public transportation or to access one of the area's larger supermarkets.

Poverty and a lack of access to vehicles also contribute to issues of food access and insecurity in the city and county. An estimated 18.5% of residents in Wyandotte County were living below the federal poverty level as of the 2016-2020 American Community Survey five-year estimates, indicating that low incomes are a substantial barrier for a substantial portion of residents in accessing fresh food. Disparities in poverty rates exist by race: an estimated 30.9% of Asian residents, 26.8% of Black or African American residents, 24.7% of residents of some other race, and 24.5% of Native American residents were living below the poverty level in the past 12 months from 2016 to 2020, about two to three times the share of white non-Hispanic residents living in poverty (12.3%). Poverty rates are highest in northeast Kansas City, ranging from about 49% to 62% in three census tracts, and ranging from about 30% to 38% in seven additional census tracts in northeast and central Kansas City.

Further, in many census tracts—particularly in northeast Kansas City—significant shares of households do not have a vehicle. More than 25% of households do not have a vehicle in parts of northeast and east Kansas City. Low levels of vehicle access indicate that food access is particularly challenging for significant proportions of households in areas of the county with limited access to public transportation and low levels of walkability. In this way, the combination of uneven distribution of food outlets across the county, the substantial proportions of households with low incomes, and a lack of access to vehicles create barriers to food access and security.

Healthcare

Access to high-quality, affordable physical and mental healthcare shapes community health outcomes, including both length of life and quality of life. Residents and stakeholders identified access to quality healthcare among the county's top five problems during the 2018 Community Health Assessment process.²³ Goals identified during the *Wyandotte County Community Health Improvement Plan* (2018-2023) process include reducing the ratio of

²³ Wyandotte County Community Health Assessment. (2018). Retrieved from: <https://www.wycokck.org/files/assets/public/health/documents/cha-final.pdf>

available primary care physicians to residents to 1785:1 and increasing the percentage of residents with health insurance to 79.7%.²⁴

Sufficient availability of primary care physicians is essential for preventive and primary care, and for referrals to appropriate specialty care when needed.²⁵ Residents of Wyandotte County have access to healthcare providers at a rate of one primary care physician per 2,180 residents, one dentist per 2,470 residents, and one mental health provider per 620 residents. These figures indicate lower availability of healthcare providers in the county than in the state of Kansas overall (see Table 6).

Table 6. Ratio of Population to Healthcare Providers, Wyandotte County and State of Kansas, 2018

	Wyandotte County	Kansas
Primary Care Physicians	2,180:1	1,280:1
Dentists	2,470:1	1,660:1
Mental Health Providers	620:1	490:1

Source: County Health Rankings, Area Health Resource File/ American Medical Association, 2018

Lack of health insurance coverage is also a barrier to accessing needed healthcare—including preventive care—and to maintaining financial security.²⁶ While the share of residents with health insurance in the county overall has increased to 82.9% as of the 2016-2020 American Community Survey five-year estimates, shares of uninsured residents continue to vary by location across the county. Residents of east Kansas City, KS tend to be uninsured at the highest rates in the county (28.8% to 36.9% uninsured residents in 10 census tracts), while residents of west Wyandotte County are most likely to have health insurance (3.1% to 3.6% uninsured residents in five census tracts, see Figure 34).

Overall, healthcare access is shaped by multiple factors, including availability of providers, health insurance coverage, and access to vehicles or other transportation options. Investments in programs designed to increase access to healthcare may help increase access for underserved residents. The *Wyandotte County Community Health Improvement Plan* identifies strategies to improve access to healthcare in Wyandotte County, including coordinating and improving efforts to increase community member enrollment in Medicaid and Marketplace health insurance plans; expanding KanCare (Medicaid); improving community knowledge and availability of transportation to health care providers; and increasing available health services for youth, specifically in school settings; among other strategies. Because of geographic disparities in health insurance coverage, efforts such as

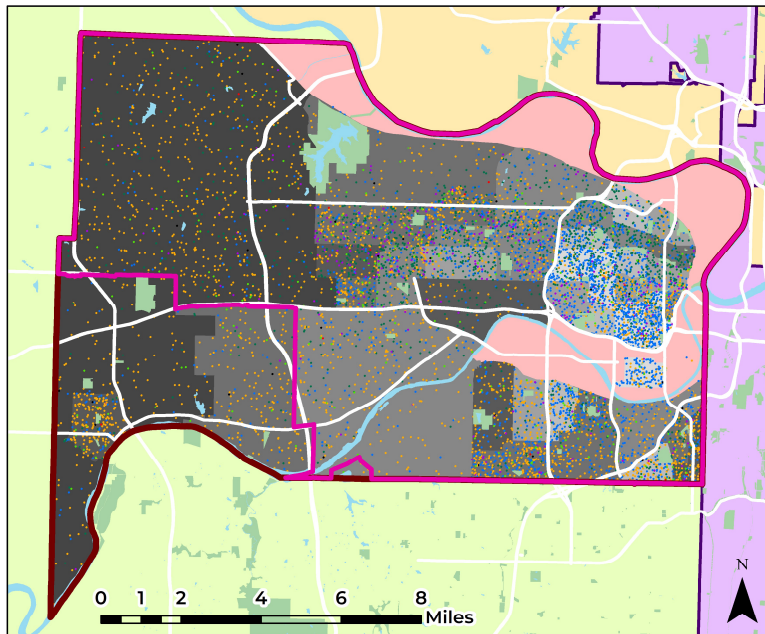
²⁴ Wyandotte County Community Health Improvement Plan. (2018-2023). Retrieved from: <https://dashboards.mysidewalk.com/wyco-chip-dashboard/health-care-access>

²⁵ County Health Rankings. (2021). Primary Care Physicians. Retrieved from: <https://www.countyhealthrankings.org/explore-health-rankings/measures-data-sources/county-health-rankings-model/health-factors/clinical-care/access-to-care/primary-care-physicians>, and Steinbrook, R. (2009). Easing the shortage in adult primary care—is it all about money?. *New England Journal of Medicine*, 360(26), 2696-2699..

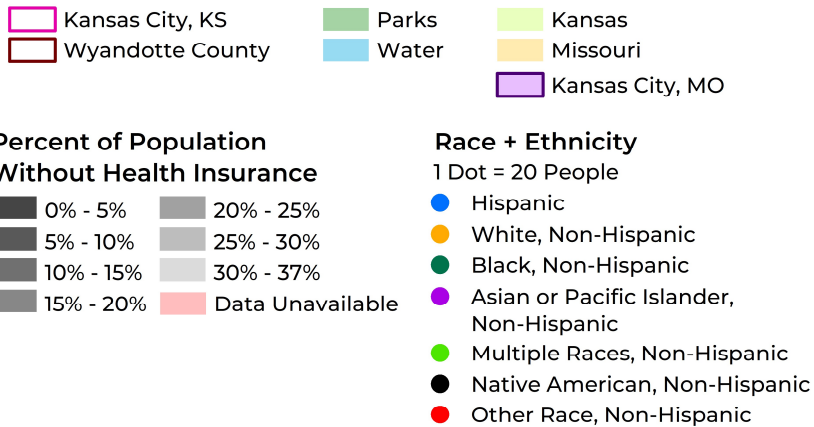
²⁶ County Health Rankings (2021), and Majerol, M., Newkirk, V., & Garfield, R. (2020). Kaiser Family Foundation. The uninsured: A primer.

increasing enrollment in Medicaid and Marketplace health insurance plan and providing access to low-cost health services may most effectively address goals of improving access to healthcare by focusing efforts in census tracts with high proportions of uninsured residents and of residents living below the poverty level, which are clustered in east Kansas City, KS.

Figure 34. Access to Health Insurance and Race/Ethnicity



Source: 2020 Census Redistricting Data, American Community Survey 5-Year Estimates, 2016-2020



Chapter 6. Housing Profile

The availability of quality affordable housing plays a vital role in ensuring housing opportunities are fairly accessible to all residents. On the surface, high housing costs in certain areas are exclusionary based solely on income. But the disproportionate representation of several protected class groups in low- and middle-income levels can lead to unequal access to housing options and neighborhood opportunity in high-cost housing markets. Black and Hispanic residents, immigrants, people with disabilities, and seniors often experience additional fair housing barriers when affordable housing is scarce.

Beyond providing fair housing options, the social, economic, and health benefits of providing quality affordable housing are well-documented. National studies have shown affordable housing encourages diverse, mixed-income communities, which result in many social benefits. Affordable housing also increases job accessibility for low- and middle-income populations and attracts a diverse labor force critical for industries that provide basic services for the community. Affordable housing is also linked to improvements in mental health, reduction of stress, and decreased cases of illnesses caused by poor-quality housing.²⁷ Developing affordable housing is also a strategy used to prevent displacement of existing residents when housing costs increase due to economic or migratory shifts.

Conversely, a lack of affordable housing eliminates many of these benefits and increases socioeconomic segregation. High housing costs are linked to displacement of low-income households and an increased risk of homelessness.²⁸ Often lacking the capital to relocate to better neighborhoods, displaced residents tend to move to socioeconomically disadvantaged neighborhoods where housing costs are most affordable.²⁹ In Kansas City and Wyandotte County, previously redlined areas that have experienced long-term disinvestment are also likely to have deteriorated housing and/or lack of replacement housing. Historically disinvested areas, especially in Kansas City, continue to have large non-white and immigrant populations today.³⁰

This section discusses the existing supply of housing in Kansas City and Wyandotte County. It also reviews housing costs in the city, county and region, as well as housing condition, homeownership rates and access to lending for home purchases.

²⁷ Maqbool, Nabihah, et al. "The Impacts of Affordable Housing on Health: A Research Summary." *Insights from Housing Policy Research*, Center for Housing Policy, www.rupco.org/wp-content/uploads/pdfs/The-Impacts-of-Affordable-Housing-on-Health-CenterforHousingPolicy-Maqbool.etal.pdf.

²⁸ "State of the Nation's Housing 2015." Joint Center for Housing Studies of Harvard University, <http://www.jchs.harvard.edu/sites/default/files/jchs-sonhr-2015-full.pdf>

²⁹ Deirdre Oakley & Keri Burchfield (2009) Out of the Projects, Still in the Hood: The Spatial Constraints on Public-Housing Residents' Relocation in Chicago." *Journal of Urban Affairs*, 31:5, 589-614.

³⁰ Norris, Davis and Mikyung Baek. "Health Equity Action Transformation Report," CHC_HeatReport_1228.pdf (wearewyandotte.com) pp. 5, 47.

Housing Supply Summary

According to the 2016-2020 American Community Survey (ACS), there are 65,892 housing units in Wyandotte County, of which 61,447 units are in Kansas City, KS. The Kansas City, MO-KS 14-county metropolitan area has approximately 918,223 housing units. The number of housing units in both Kansas City, KS and Wyandotte County has increased over the past 20 years, but at a significantly slower pace than in the MSA. The number of housing units countywide has increased 3.5%, compared to an increase of 21.2% across the metro area.

The vacancy rate³¹ in Kansas City and Wyandotte County is estimated to be around 12%, up from around 10% in the year 2000. Participants in the public engagement process noted that vacancies often occur because homes are in need of significant repair or do not meet the building code. There are fewer vacancies in the wider metro area, where only 8% of all housing units are vacant. Despite the difference in vacancies between the city, county, and MSA, all areas have seen an increase in vacant housing units. Vacancies have increased by 2.1 percentage points in Wyandotte County and 1.7 percentage points in the MSA since 2000. The following analysis examines several features of housing supply, including structure type, size, tenure, and age of housing.

Table 7. Housing Units by Occupancy Status

	2000	2010	2016-2020	2000-2020 Change
Kansas City, KS				
Total Housing Units	61,447	61,969	63,156	2.7%
Occupied Housing Units	55,501	53,925	55,644	0.3%
Vacant Housing Units	5,946	8,044	7,512	26.3%
Vacancy Rate	9.6%	12.9%	11.8%	+2.2% points
Wyandotte County, KS				
Total Housing Units	65,892	66,747	68,239	3.5%
Occupied Housing Units	59,700	58,399	60,400	1.17%
Vacant Housing Units	6,192	8,348	7,839	26.6%
Vacancy Rate	9.4%	12.5%	11.5%	+2.1% points
Kansas City, MO-KS MSA				
Total Housing Units	757,344	883,099	918,223	21.2%
Occupied Housing Units	708,309	799,637	843,359	19.0%
Vacant Housing Units	49,035	83,462	74,864	52.6%
Vacancy Rate	6.5%	9.4%	8.2%	+1.7% points

Data Source: 2000, 2010 U.S. Census and 2016-2020 5-Year ACS, Tables H003, DP04

³¹ The vacancy rate, calculated from ACS data, includes housing that is available for sale or rent, housing that has been rented or sold but not yet occupied, seasonal housing, and other vacant units. Therefore, the actual number of rental and for-sale units that are available for occupancy are likely lower than these figures indicate.

Housing Structure

Jurisdictions with a variety of housing structure types are better able to meet the needs of all residents, including different members of protected classes. Multifamily housing, including rental apartments, are often more affordable rental options than single-family homes for low- and moderate-income households, who are disproportionately likely to be non-white households. Multifamily units may also be the preference of some elderly and disabled householders who are unable or do not desire to maintain a single-family home.

Table 8 shows housing units by structure types in Kansas City and Wyandotte County. Single-family detached homes make up 70% of housing units in the city and county. Small multifamily developments with 5 to 19 units comprise between 8% and 9% of all housing units in the city and county. Attached single family units (e.g., townhomes) make up 8% of all housing units, followed by duplexes, triplexes, and quadplexes, which make up 5%. Kansas City has a larger share of multifamily developments with 20+ units. Nearly 7% of housing units in Kansas City are found in large, multifamily developments. Only 2% of the city's housing units are mobile homes. Comparatively, Wyandotte County has a larger percentage of mobile homes (6%) than units in large, multifamily developments (4%).

Housing in the Kansas City, MO-KS MSA consists primarily of single-family detached units (70%). When compared to Kansas City, KS and Wyandotte County, the region has a greater percentage of small multifamily housing (9%) and duplexes, triplexes, and quadraplexes (6%). Kansas City, KS and the greater metro area have nearly equivalent shares of large, multifamily units (7%) and mobile homes (2%). The region has comparatively fewer attached single-family units, such as townhomes (6%).

When neighborhoods contain a concentration of similarly-sized housing units, residents may find it difficult to remain in their neighborhoods of choice as they experience life changing events. Growing families, in particular, may not find adequately-sized housing in the places they desire to live.

Table 8. Housing Units by Structure Type

Units in Structure	Kansas City, KS		Wyandotte County, KS		Kansas City, MO-KS MSA	
	Number	Percent	Number	Percent	Number	Percent
1, detached	44,245	70.0%	47,980	70.3%	641,078	69.8%
1, attached	5,060	8.0%	5,329	7.8%	57,121	6.2%
2-4	2,906	4.6%	3,076	4.5%	53,890	5.8%
5-19	5,565	8.8%	5,729	8.3%	87,226	9.4%
20 or more	4,109	6.5%	4,325	3.8%	62,321	6.7%
Mobile home	1,255	1.9%	1,784	6.3%	15,905	1.7%
Other (RV, boat, van, etc.)	16	>0.1%	16	>0.1%	682	>0.1%
Total	63,156	100.0%	68,239	100.0%	918,223	100.0%

Data Source: 2016-2020 5-Year American Community Survey, Table B25024

Housing Tenure and Size (by Number of Bedrooms)

Availability of housing in a variety of sizes is important to meet the needs of different demographic groups. Neighborhoods with multi-bedroom detached, single-family homes will typically attract larger families, whereas dense residential developments with smaller unit sizes and fewer bedrooms often accommodate single-person households or small families. However, market forces and affordability impact housing choice and the ability to obtain housing of a suitable size, and markets that do not offer a variety of housing sizes at different price points can lead to barriers for some groups. Rising housing costs can, for example, lead to overcrowding as large households with lower incomes are unable to afford pricier, larger homes and are forced to reside in smaller units. On the other hand, people with disabilities or seniors with fixed incomes may not require large units but can be limited by higher housing costs in densely populated areas where most studio or one-bedroom units are located.

Table 9 details housing units by the number of bedrooms and resident tenure (renters or homeowners). In both Kansas City and Wyandotte County, nearly three-fourths of all homeowners live in a unit with 2 or 3 bedrooms. Another 22% of homeowners live in units with four or more bedrooms. Only 3% of homeowners live in one-bedroom units. Like homeowners, renters in Kansas City and Wyandotte County primarily live in 2 or 3-bedroom units (around 63%). Around one-quarter (24%) of renters live in 1-bedroom units. Studios and units with four or more bedrooms each make up less than 7% of all rented units.

While homeowners in the Kansas City, MO-KS Metro area are also likely to live in 2- or 3-bedroom units (60%), a large percentage of metro area homeowners live in larger houses. Around 39% of homeowners have four or more bedrooms in the metro area. Less than 2% of the region's homeowners live in either a studio or one-bedroom unit. These figures indicate that larger families might find more appropriately-sized housing for purchase in the metro area compared to Wyandotte County. Rental patterns in the metro area look similar to trends in Kansas City and Wyandotte County, with 64% of renters living in 2–3-bedroom units, 26% living in one-bedroom units, 7% in four (or more) bedroom units, and 5% in studio units. Renters are more likely to find studio apartments for rent in Wyandotte than in the wider metro area. However, renters may find slightly more units with 2-3 bedrooms for rent in the MSA than in Kansas City, KS/Wyandotte County.

Table 9. Housing Units by Size and Tenure

Number of Bedrooms	Kansas City, KS		Wyandotte County, KS		Kansas City, MO-KS MSA	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Housing Units						
Zero	74	0.2%	74	0.2%	1,034	0.2%
One	987	3.1%	1,037	2.9%	7,398	1.3%
Two or three	23,958	74.9%	26,874	75.6%	328,057	59.7%
Four or more	6,961	21.8%	7,584	21.3%	213,211	38.8%
Total	31,980	100.0%	35,569	100.0%	549,700	100.0%
Renter-Occupied Housing Units						
Zero	1,311	5.5%	1,380	5.6%	12,809	4.4%
One	5,774	24.4%	5,981	24.1%	74,894	25.5%
Two or three	15,013	63.4%	15,855	63.9%	186,619	63.5%
Four or more	1,566	6.6%	1,615	6.5%	19,337	6.6%
Total	23,664	100.0%	24,831	100.0%	293,659	100.0%

Note: Total add to the total number of occupied housing units in each geography. Unoccupied units are not included in this table because tenure data is not available for these units.

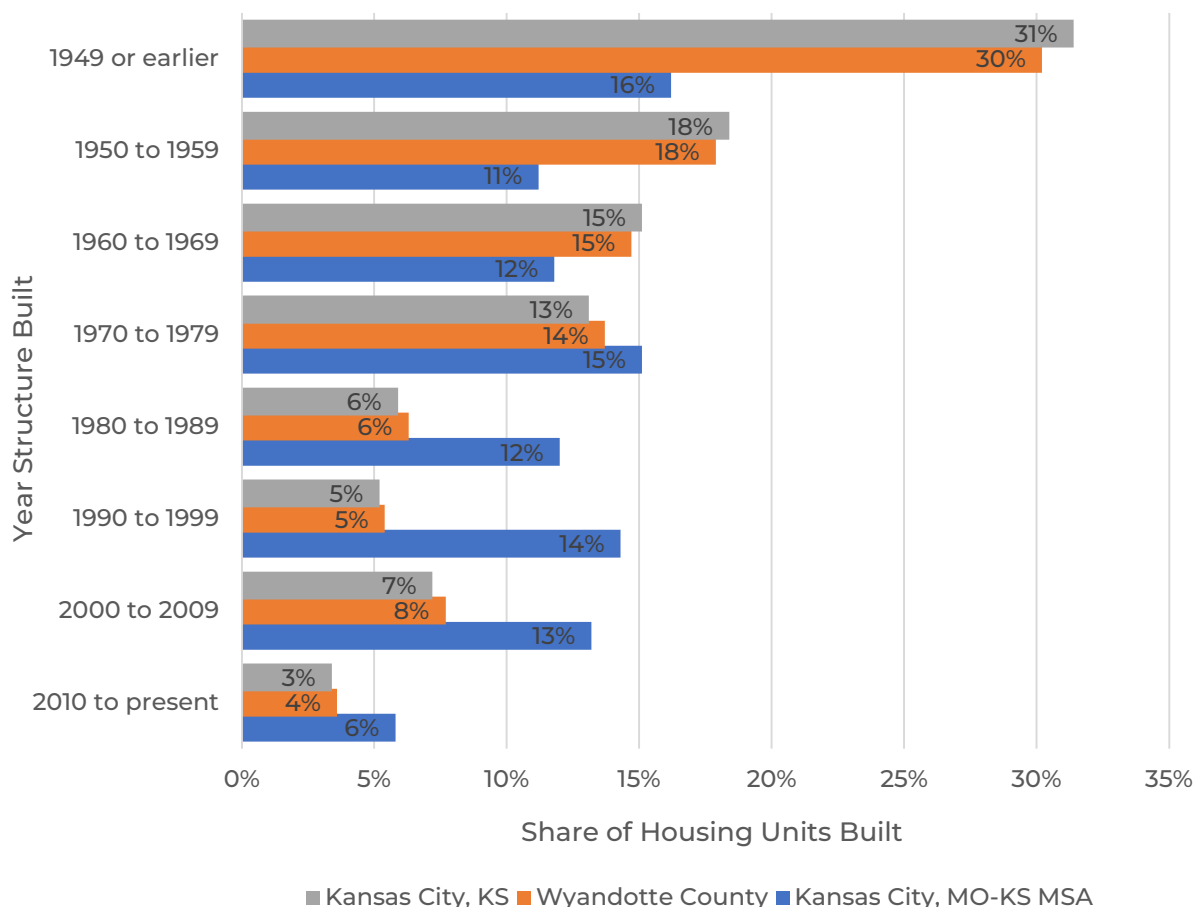
Data Source: 2016-2020 5-Year American Community Survey, Table B25042

Age of Housing

An assessment of the region's housing conditions can provide a basis for developing policies and programs to maintain and preserve the quality of the housing stock. The age of housing can have substantial impact on housing conditions and costs. As housing ages, maintenance costs rise, which can present significant affordability issues for low- and moderate-income homeowners. Aging rental stock can lead to rental rate increases to address physical issues or deteriorating conditions if building owners defer or ignore maintenance needs. Deteriorating housing can also depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. The Wyandotte County H.E.A.T. Report notes that homes built prior to 1950 have a high likelihood of containing lead-based paint. However, the use of lead-based paint did not end until 1978 and may affect an even larger number of Kansas City and Wyandotte County households.

Age of housing in Kansas City and Wyandotte County is shown in Figure 35 below. Census estimates indicate that the housing stock in Kansas City, KS and Wyandotte County is much older than in the Kansas City, MO-KS, MSA. Around 31% of housing in Kansas City and 30% in Wyandotte County was built before 1950, compared to 16% in the MSA. Another 46-47% of city and county housing units were built between 1950 and 1980. Only 21% of Kansas City housing units and 23% of Wyandotte County housing units have been built since 1980, compared to 45% regionally. The significant age difference in Wyandotte County housing poses both economic and public health challenges, especially for families living in older housing units.

Figure 35. Age of Housing in Kansas City, KS, Wyandotte County and Kansas City, MO-KS Metro Area



Data Source: 2016-2020 ACS 5-Year Estimates, Table B25034

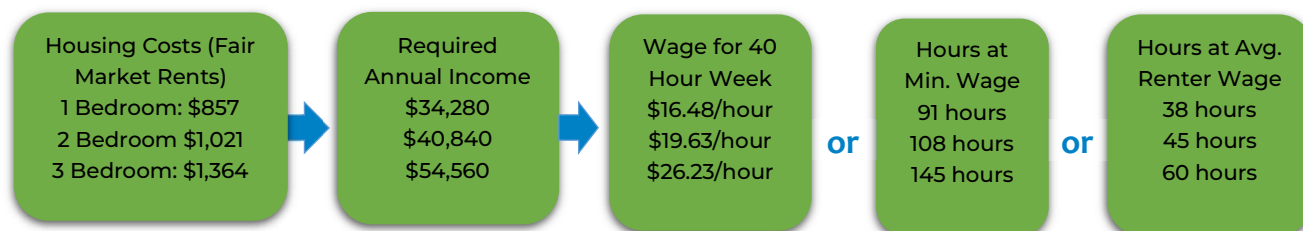
Other Housing Supply Needs

Participants in the public engagement process have noted that Kansas City and Wyandotte County need additional housing for special populations. Special populations in need of additional housing seniors, persons with mental illnesses, and persons in need of permanent supportive housing to remain stably housed. Housing for these populations is generally offered as rental housing. Senior housing, in particular, is often provided as a stand-alone multifamily development with private amenities. However, special housing types can be integrated into any neighborhood, housing size or housing type. Subsidized housing that lowers the cost of these special housing types can be especially beneficial to persons from protected classes.

Housing Costs and Affordability

Affordability is often the most common housing need identified by stakeholders, particularly for low- and moderate-income households. The National Low Income Housing Coalition's annual *Out of Reach* report examines rental housing rates relative to income levels for counties throughout the U.S. Figure 36 shows annual household income and hourly wages needed to afford Fair Market Rents (FMRs)³² for one, two, and three-bedroom rental units in Wyandotte County.

Figure 36. Required Income, Wages, and Hours to Afford Fair Market Rents in Wyandotte County, 2021



Note: Required income is the annual income needed to afford Fair Market Rents without spending more than 30% of household income on rent. The minimum wage in Wyandotte County is \$7.25. Average renter wages are \$17.49 in Wyandotte County. Figures presented in this data are for Wyandotte County including Kansas City.

Source: National Low Income Housing Coalition *Out of Reach* 2021, Accessed from Kansas / National Low Income Housing Coalition (nlihc.org)

To afford a two-bedroom rental unit – the county's most common rental type – without being cost burdened, a renter household would need to earn a *net* annual salary of \$40,080. This amount translates to a 40-hour work week at a net hourly wage of \$19.63. It would take a 108-hour work week at the minimum wage of \$7.25 to afford the same two-bedroom unit. According to the Out of Reach Report, average renter wages in Wyandotte County are \$17.49, which is higher than the necessary annual income for a one-bedroom unit at fair market rent, but insufficient for a two-bedroom unit.³³

The American Community Survey also provides estimates on monthly renter and homeowner costs. Figure 37 indicates that around 65% of all rental units in Kansas City and Wyandotte County cost less than \$999 per month. The remaining 35% of city and county rental units are estimated to cost \$1,000 or more each month.³⁴ On the whole, renters in

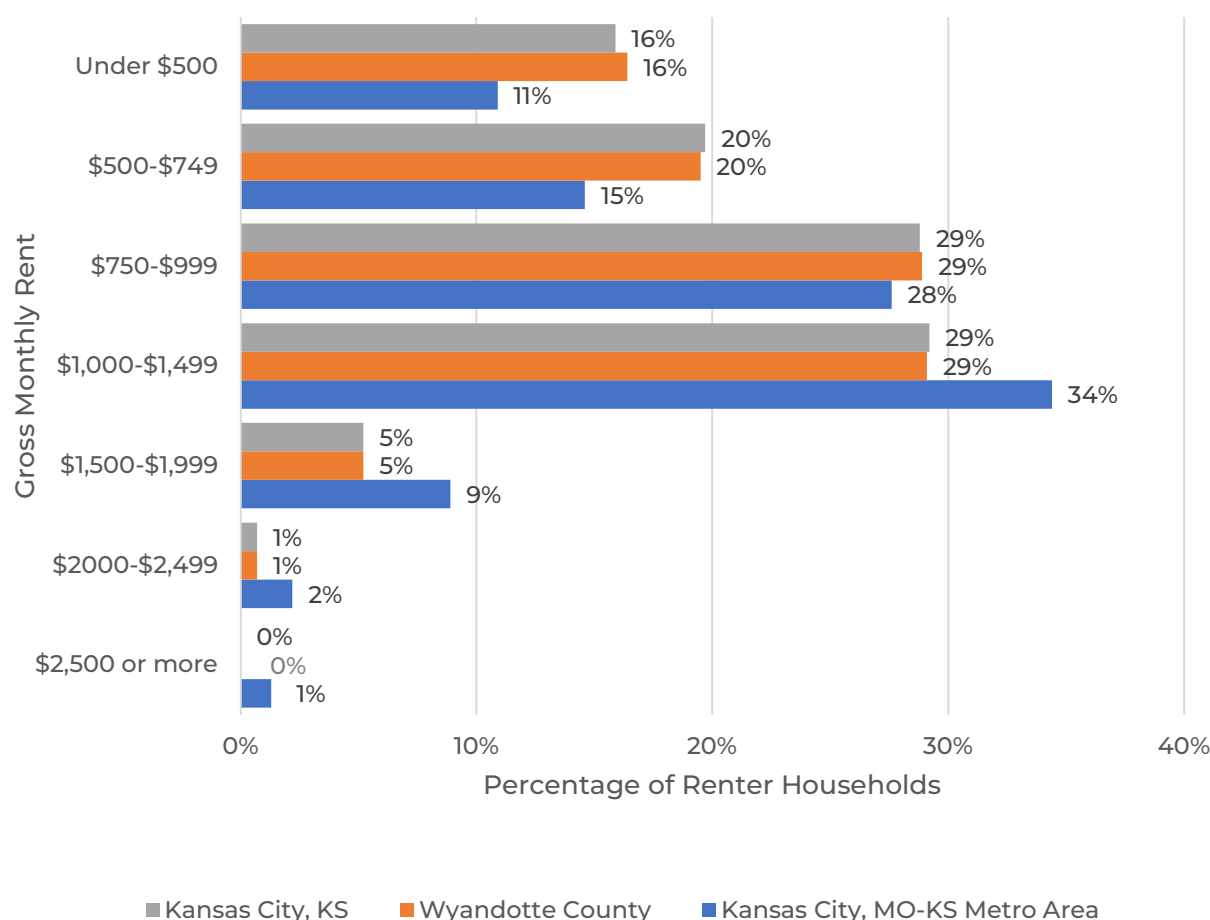
³² Fair Market Rent (FMR) is a standard set by HUD at the county or regional level for use in administering its Section 8 rental voucher program. FMRs are typically the 40th percentile gross rent (i.e., rent plus utility costs) for typical, non-substandard rental units in the local housing market.

³³ The average renter wage was derived by the National Low Income Housing Coalition from the Bureau of Labor Statistics' Quarterly Census of Employment and Wages data for the purpose of evaluating local housing affordability.

³⁴ Participants in the public engagement process state that rental ranges may be higher than estimated by the Census.

Wyandotte County spend less than renters across the wider MSA, where only 54% of renters spend \$999 or less each month and 46% spend \$1,000 or more. Individuals earning Wyandotte’s average renter wages (\$17.49/hour) and working a 40-hour work week should be able to find affordable rental units in the county.

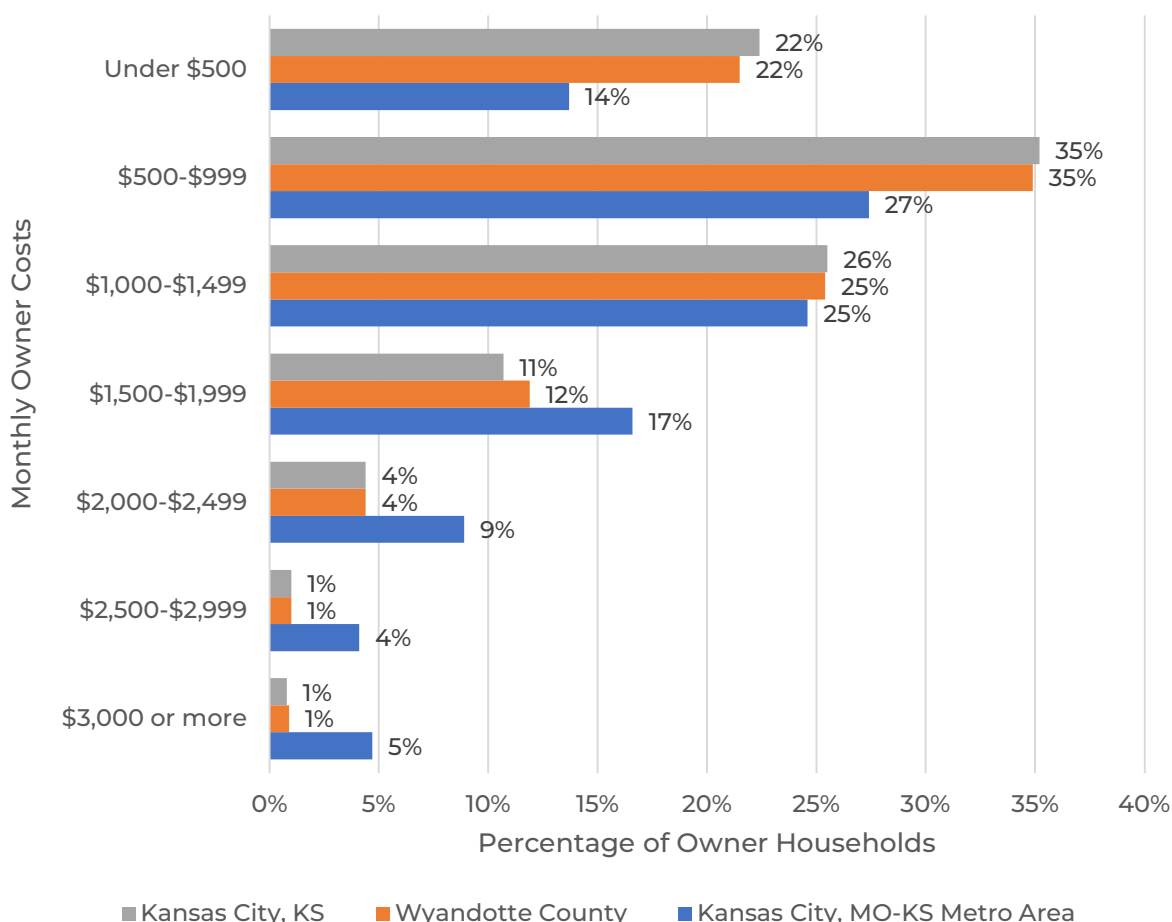
Figure 37. Gross Rent for Renter Households in Kansas, KS, Wyandotte County, Kansas City, MO-KA Metro Area



Data Source: 2016-2020 ACS 5-Year Estimates, Table B25063

Figure 38 details housing costs for homeowners. For many Kansas City and Wyandotte County households, homeownership is more expensive than renting. Around 57% of county and city homeowners spend less than \$999 on housing costs – a smaller share than the 65% of renter households spending \$999 or less each month. In the Kansas City, MO-KS MSA, only 41% of households spends less than \$999 on housing costs. These figures indicate that on the whole, renting may be more accessible to low-to-moderate income families than homeownership.

Figure 38. Monthly Owner Costs for Owner Households with a mortgage in Kansas City, KS, Wyandotte County, Kansas City, MO-KS Metro Area



Data Source: 2016-2020 ACS 5-Year Estimates, Table B25094

While residents note that there is a limited supply of affordable housing, affordability may not be the primary issue affecting the county's renters and homeowners. A recent Consolidated Plan survey indicates that the top three housing needs are "help for homeowners to make housing improvements," "rehabilitation of affordable rental housing and apartments" and "energy efficiency improvements to housing." Residents indicate a need for housing that is both affordable *and in good condition*. Participants also note that affordable housing is not evenly distributed throughout the county and tends to be concentrated in low-income areas. Housing needs and condition, especially among protected classes, will be discussed in the following section.

Housing Needs

Housing cost and condition are key components to housing choice. Housing barriers may exist in a jurisdiction when some protected class groups have greater difficulty accessing housing in good condition and that they can afford.

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

- 🏠 A household is *cost burdened* if monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
- 🏠 A household is *overcrowded* if there is more than 1.0 people per room, not including kitchen or bathrooms.
- 🏠 A housing unit *lacks complete kitchen facilities* if it lacks one or more of the following: cooking facilities, a refrigerator, or a sink with piped water.
- 🏠 A housing unit *lacks complete plumbing facilities* if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

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

To assess housing need, HUD receives a special tabulation of data from the U. S. Census Bureau's American Community Survey that is largely not available through standard Census products. This data, known as Comprehensive Housing Affordability Strategy (CHAS) data, counts the number of households that fit certain combination of HUD-specified criteria, such as housing needs by race and ethnicity. CHAS data for Kansas City, KS, Wyandotte County and the Kansas City, MO-KS MSA is provided in the tables that follow.

Approximately 34% of Wyandotte County households (20,111 households) and 35% of Kansas City households (19,102 households) have at least one housing problem. Nearly one-in-five (18%) city and county households has a severe housing problem. Both housing problems and severe housing problems occur at higher rates in Kansas City and Wyandotte County than in the MSA, where 27% of households have a housing problem and 13% have a severe housing problem. As discussed in the previous section, older housing stock in Kansas City and Wyandotte County may account for their comparatively higher rates of housing problems.

Looking at the effect of housing problems on protected racial and ethnic groups, several groups indicate high rates of housing problems. More than half (55%) of all Asian and Pacific Islander households in Kansas City and Wyandotte County experience a housing problem. Nearly 2 out of every 5 Black and Hispanic households (42% and 39%, respectively) also have a housing problem. White and Native American households have the lowest rates of housing problems in the Kansas City and Wyandotte County. Housing problems affect 27% of white households in the county and 28% of white households in the city. Around 17% of Native

American households in the county and 19% of Native American households in Kansas City have a housing problem.

In the MSA, Black households experience the highest rates of housing problems (42%), followed by Hispanic households (37%). Nearly one-third of Native American households (33%) and Asian households (30%) also have a housing problem. Comparatively, less than a quarter (23%) of White households have a housing problem in the metro area.

Asian and Pacific Islander households have the highest rates of severe housing problems in Kansas City and Wyandotte County. In Kansas City, 35% of Asian and Pacific Islander households have a severe housing problem, as do 36% of these households in the county. Severe housing problems also affect 1 in 4 Black households (25%) and 1 in 5 Hispanic households (21%) in the city and county. White households experience below average rates of severe housing problems, with only 13% experiencing a severe housing problem in the city or county. Native American households have the lowest rates of severe housing problems, which affect 9% of households in Kansas City and 8% in Wyandotte County. In the Kansas City, MO-KS MSA, Black households have the highest rate of severe housing problems (22%). Additionally, 20% of Hispanic and Native American households, 17% of Asian/Pacific Islander households, and 10% of white households also have severe housing problems in the metro area.

Table 10 also shows rates of housing problems based on the size of the household. Family sizes examined here include small families with fewer than 5 members, large families with 5 or more members, and non-family households which include single persons and unrelated adults living together. Nearly one-half of all large families (47%) and 42% of non-family households in Kansas City have housing problems. Only 28% of smaller families are reported to experience housing problems. Small and non-family households in Wyandotte County experience similar rates of housing problems, with housing problems affecting 27% and 42% of these households, respectively. However, a smaller percentage of the county's large households have a housing problem, with a number of county's large families living outside of Kansas City. Families of all sizes experience housing problems at lower rates in the metro area. Only 38% of non-family households, 29% of large families and 19% of small families have a housing problem in the Kansas City, MO-KS MSA.

Table 11 examines severe housing cost burden in Kansas City and Wyandotte County. Approximately 15% of Kansas City households and 14% of county households spend more than half of their monthly income on housing costs. Black households experience the highest rates of severe cost burden in the city and county, with 23% having a severe housing cost burden. Severe cost burden also affects an above-average share of Asian households (16% in the city, 17% in the county). All other racial and ethnic groups experience below average rates of severe cost burden, affecting around 13% of Hispanic households and 11% of white households. Native American households have slightly higher rates of severe cost burden in the city (9%) than in the county (8%).

At the regional level, around 11% of all households are severely cost burdened. Again, Black households have the highest rates of severe cost burden in the region (20%). Native American

households also have a high rate of severe cost burden in the metro area (18%). Severe housing costs for Hispanic households remain stagnant overall at the metro level (13%), while the percentage of affected Asian and White households declines to 11% and 9%, respectively.

Table 11 also discusses severe housing cost burden by household size. Non-family households have the greatest rate of severe cost burden in the city and county (21%). Families, both large and small, experience housing cost burdens at rates between 11-12%. In the metropolitan area, 17% of non-family households pay more than 50% of their incomes on housing costs, compared to 7% of small families and 8% of large families.

These findings indicate that non-white households are more likely to be cost burdened, experience overcrowding, or have insufficient facilities than their white counterparts. In Kansas City and Wyandotte County, Asian households are most affected by housing problems and severe housing problems. Looking at severe cost burden alone, however, Black households are most likely to experience this problem. Large families and non-family households have higher rates of housing problems in the city and county than small families. Data also indicates that non-family households are most likely to be severely cost burdened. Local measures that address disparities for these groups may reduce the barriers they experience in accessing a range of housing options.

Table 10. Demographics of Households with Disproportionate Housing Needs

Disproportionate Housing Needs	Kansas City, KS			Wyandotte County, KS			Kansas City, MO-KS MSA		
Households Experiencing any of the Four Housing Problems	# with problems	# of households	% with problems	# with problems	# of households	% with problems	# with problems	# of households	% with problems
Race and Ethnicity									
White, Non-Hispanic	7,130	25,365	28.1%	7,965	29,035	27.4%	145,303	630,590	23.0%
Black, Non-Hispanic	6,195	14,600	42.4%	6,304	14,985	42.0%	43,454	103,623	41.9%
Hispanic	4,680	12,060	38.8%	4,720	12,360	38.1%	18,989	51,829	36.6%
Asian or Pacific Islander, Non-Hispanic	1,049	1,915	54.8%	1,074	1,945	55.2%	5,679	19,141	29.7%
Native American, Non-Hisp.	48	260	18.5%	48	290	16.6%	964	2,933	32.9%
Total	19,102	54,200	35.2%	20,111	58,528	34.3%	214,389	808,116	26.5%
Household Type and Size									
Family households, <5 People	7,900	28,690	27.5%	8,310	31,245	26.5%	88,955	459,443	19.3%
Family households, 5+ People	3,125	6,700	46.6%	3,250	9,435	34.4%	20,896	72,952	28.6%
Non-family households	8,485	20,145	42.1%	8,980	21,615	41.5%	108,745	289,247	37.5%
Households Experiencing any of the Four Severe Housing Problems	# with problems	# of households	% with problems	# with problems	# of households	% with problems	# with problems	# of households	% with problems
Race and Ethnicity									
White, Non-Hispanic	3,300	25,365	13.0%	3,695	29,035	12.7%	64,183	630,590	10.2%
Black, Non-Hispanic	3,665	14,600	25.1%	3,729	14,985	24.8%	23,081	103,623	22.3%
Hispanic	2,489	12,060	20.6%	2,509	12,360	20.2%	10,403	51,829	20.1%
Asian or Pacific Islander, Non-Hispanic	673	1,915	35.1%	703	1,945	36.1%	3,324	19,141	17.4%
Native American, Non-Hisp.	24	260	9.2%	24	290	8.3%	597	2,933	20.3%
Total	10,151	54,200	18.7%	10,660	58,528	18.2%	101,588	808,116	12.6%

Note: All % represent a share of the total population, except household type and size, which is out of total households.

Source: CHAS, Tables 1, 2, 4, 9

Table 11. Demographics of Households with Severe Housing Cost Burdens

	Kansas City, KS			Wyandotte County, KS			Kansas City, MO-KS MSA		
	# with problems	# of households	% with problems	# with problems	# of households	% with problems	# with problems	# of households	% with problems
Race and Ethnicity									
White, Non-Hispanic	2,805	25,365	11.1%	3,135	29,035	10.8%	55,615	630,590	8.8%
Black, Non-Hispanic	3,345	14,600	22.9%	3,370	14,985	22.5%	20,729	103,623	20.0%
Hispanic	1,545	12,060	12.8%	1,545	12,360	12.5%	6,882	51,829	13.3%
Asian or Pacific Islander, Non-Hispanic	300	1,915	15.7%	325	1,945	16.7%	2,015	19,141	10.5%
Native American, Non-Hispanic	24	260	9.2%	24	290	8.3%	519	2,933	17.7%
Total	8,019	54,200	14.8%	8,399	58,528	14.3%	85,760	808,116	10.6%
Household Type and Size									
Family households, <5 People	3,279	29,265	11.2%	3,399	31,935	10.6%	32,911	466,909	7.0%
Family households, 5+ People	682	6,125	11.1%	738	6,435	11.5%	4,866	64,463	7.5%
Non-family households	4,219	20,155	20.9%	4,439	21,610	20.5%	49,879	289,227	17.2%
Note: Severe housing cost burden is defined as greater than 50% of income. All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households. The # of households is the denominator for the % with problems, and may differ from the # of households for the table on severe housing problems.									

Source: CHAS, Tables 7, 9

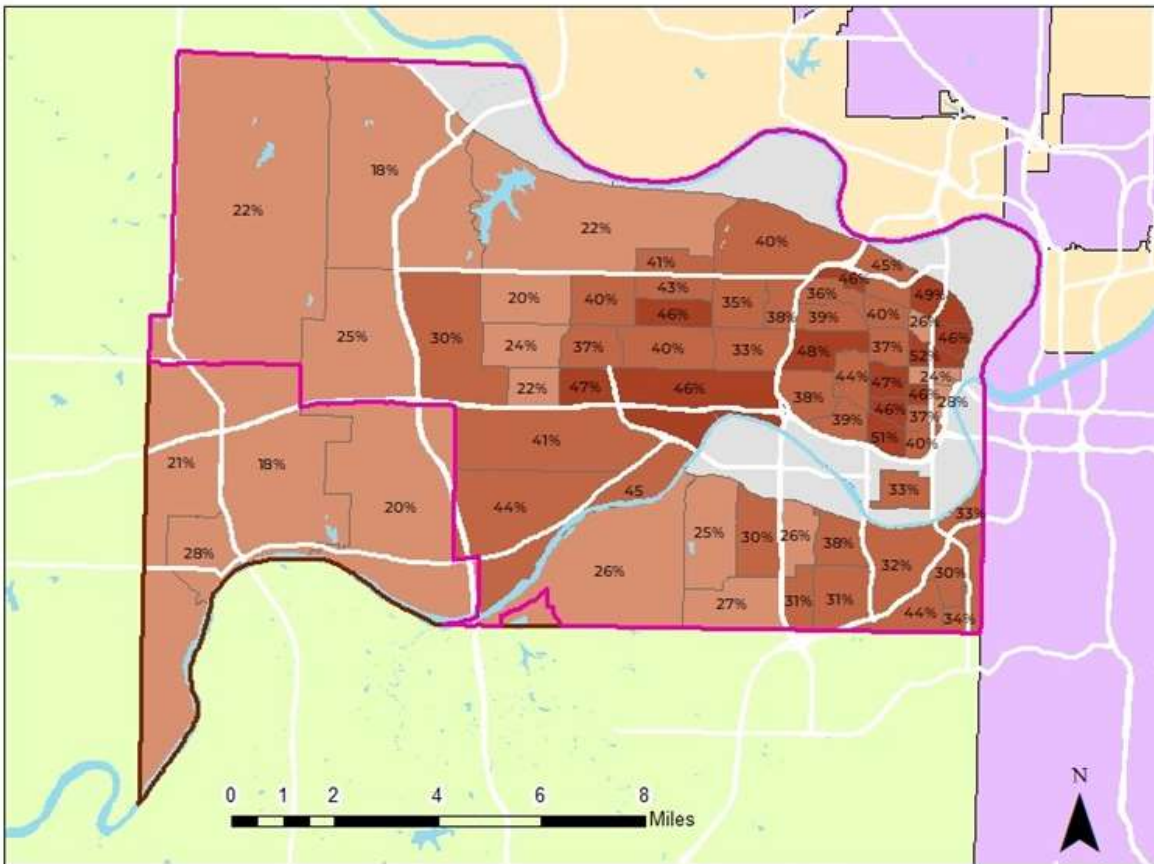
The map that follows indicates the prevalence of housing problems in Wyandotte County. Rates of housing burden are greatest in Kansas City, particularly in census tracts within the I-635 Loop and south of State Avenue between College Parkway and I-635. According to 2016-2020 ACS estimates, Black residents make up more than 50% of the residents in the city's Northwest and Northeast neighborhoods. Here, at least 26% of all households between N. 10th Street and N. 18th Street south of Quindaro Blvd have a housing problem. Up to 46% of Black households have a housing problem in areas east of N. 10th Street/south of Quindaro Blvd. as well as north of Brown Avenue. Black households also make up more than half of all residents in neighborhoods north of Parallel Parkway, between N. 51st and N. 67th Street. These households also experience housing problems at a rate of 46%. Native American residents make up no more than 2.4% of the area between Turner Diagonal Freeway and N. 94th Street south of I-70. However, this area experiences housing problems at a rate of 41%.

Asian residents make up 34% of the population in the Kensington neighborhood, sitting southwest of State Avenue and N. 18th Street. Here, around 38% of all households have a housing problem. Asian residents also make up 15% of two additional neighborhoods: the Northeast neighborhood, primarily north of Quindaro Blvd, and in Victory Hills between N. 63rd and N. 77th Streets. In these neighborhoods, housing problems affect between 45-46% of all households.

Hispanic residents make up more than half of the population in many neighborhoods, but particularly in south Kensington (80%), Armourdale (79%), central Kansas City (69%), and northern Argentine (56%). However, most census tracts east of I-635 have a large Hispanic population, comprising at least 40% of all residents. Housing problems affect 33% of units in Armourdale and anywhere between 26-38% of units in north Argentine. Participants in the public participation process have noted that apartments in the Argentine neighborhood are limited due to their supply and unlivable condition. Housing problems affect up to 51% of units within the I-635 Loop, in neighborhoods like those south of Central Ave between S. 10th and S. 18th Streets. A recent H.E.A.T. Report for Kansas City, KS indicated that the city's most deteriorated housing stock is located in areas closest to the Kansas and Missouri Rivers.³⁵

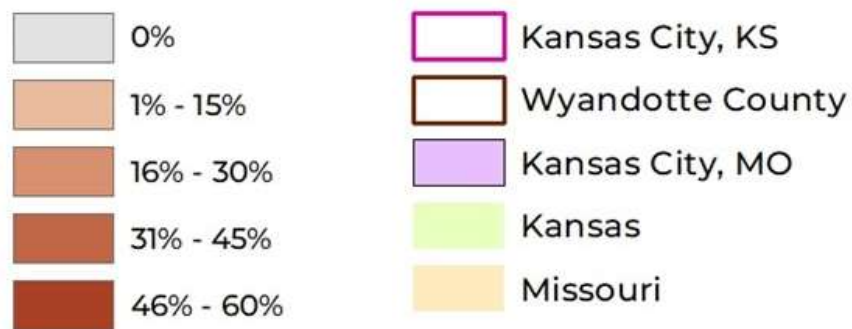
³⁵ Norris, Davis and Mikyung Baek. "Health Equity Action Transformation Report," CHC_HeatReport_1228.pdf (wearewyandotte.com) p. 5

Figure 39. Housing Burden in Wyandotte County



Source: 2016-2020 ACS 5-Year Estimates

Percent of Households with at least one Housing Problem



Homeownership and Lending

Homeownership is vital to a community's economic well-being. It allows the opportunity to build wealth, is generally associated with higher levels of civic engagement,³⁶ and is correlated with positive cognitive and behavioral outcomes among children.³⁷

Federal housing policies and discriminatory mortgage lending practices prior to the Fair Housing Act of 1968, along with continuing impediments to access, have had significant impacts on the homeownership rates of racial and ethnic minorities, particularly Black and Hispanic populations. The gap between the white and Black homeownership rate is the largest among racial and ethnic groups. In 2017, the U.S. Census Bureau reported a 21.6 percentage point gap in homeownership rate between white and Black households; just a 2.9 percentage point decrease since 1997.³⁸

Homeownership trends have changed in recent years because of significant events in the housing market and labor force. The homeownership rate for Millennials (the generation born between 1981 and 1997) is 8 percentage points lower than the two previous generations, controlling for age. This discrepancy can be attributed to a multitude of factors ranging from preference to urban areas, cost of education and associated debt, changes in marriage and childbearing patterns, rising housing costs, and the current supply of affordable houses.³⁹

The table that follows shows the number of owner and renter households, as well as the homeownership rate, by race and ethnicity for Kansas City and Wyandotte County. Owner-occupied households make up 56% of all households in Kansas City and 57% of all households in Wyandotte County. In both the city and county, White, non-Hispanic households have the highest rates of homeownership (67% and 68%, respectively). Other, Non-Hispanic households and Hispanic households have homeownership rates just below the city and county average (55% for Other, non-Hispanic households, 54% for Hispanic households). Black and Asian households have the lowest homeownership rates of all groups (41-42% for Black households, 37-38% for Asian households).

The homeownership rate in the Kansas City, MO-KS MSA is higher than in Kansas City, KS and Wyandotte County (65%). White households in the MSA experience a higher rate of homeownership than in the city or county (72%), as do Native American households (58%) and Asian households (55%). However, homeownership rates in the metro area decline for Hispanic, Other, non-Hispanic, and Black households. Only 50% of Hispanic and Other, non-

³⁶ Manturuk K, Lindblad M, Quercia R. "Homeownership and civic engagement in low-income urban neighborhoods: a longitudinal analysis." *Urban Affairs Review*. 2012;48(5):731–60.

³⁷ Haurin, Donald R. et al. "The Impact of Homeownership on Child Outcomes." *Low-Income Homeownership Working Paper Series*. Joint Center for Housing Studies of Harvard University. October 2001, <http://www.jchs.harvard.edu/sites/default/files/liho01-14.pdf>.

³⁸ U.S. Census Bureau. Homeownership Rates by Race and Ethnicity of Householder: 1994 to 2017.

³⁹ Choi, Jung et al. "Millennial Homeownership: Why Is It So Low, and How Can We Increase It?" The Urban Institute. February 2000. www.urban.org/sites/default/files/publication/98729/millennial_homeownership_0.pdf

Hispanic households are owner-occupied. The Black homeownership rate in the metro area decreases to 37%, almost 20 percentage points below the MSA average.

The maps that follow show the share of owners and renters by census tract in Wyandotte County. Figure 40 indicates that the share of homeowners is highest in those areas west of S. 59th Street in south Kansas City (95%). Homeownership rates are also high north of Parallel Parkway from N. 67st Street to N. 91st Street (84% to 91%), as well as in parts of Piper (85%). Outside of Kansas City, homeownership rates are high in southwest Wyandotte, in parts of Bonner Springs (88%) and Edwardsville (82%).

Conversely, renter rates are highest in southeast and central Kansas City. In the Rosedale neighborhood (81% to 86%) and in the Northeast, Downtown and Riverview neighborhoods east of N. 10th Street (63% to 75%). Near the Kansas City Kansas Community College, renters make up 77% of the area between N. 70th Street and N. 78th Street. Renters are also the majority in the Kensington neighborhoods south of State Street and east of N. 38th Street (69%), south of State Street between College Parkway and N. 78 Street (61%), and in parts of Armourdale (60%).

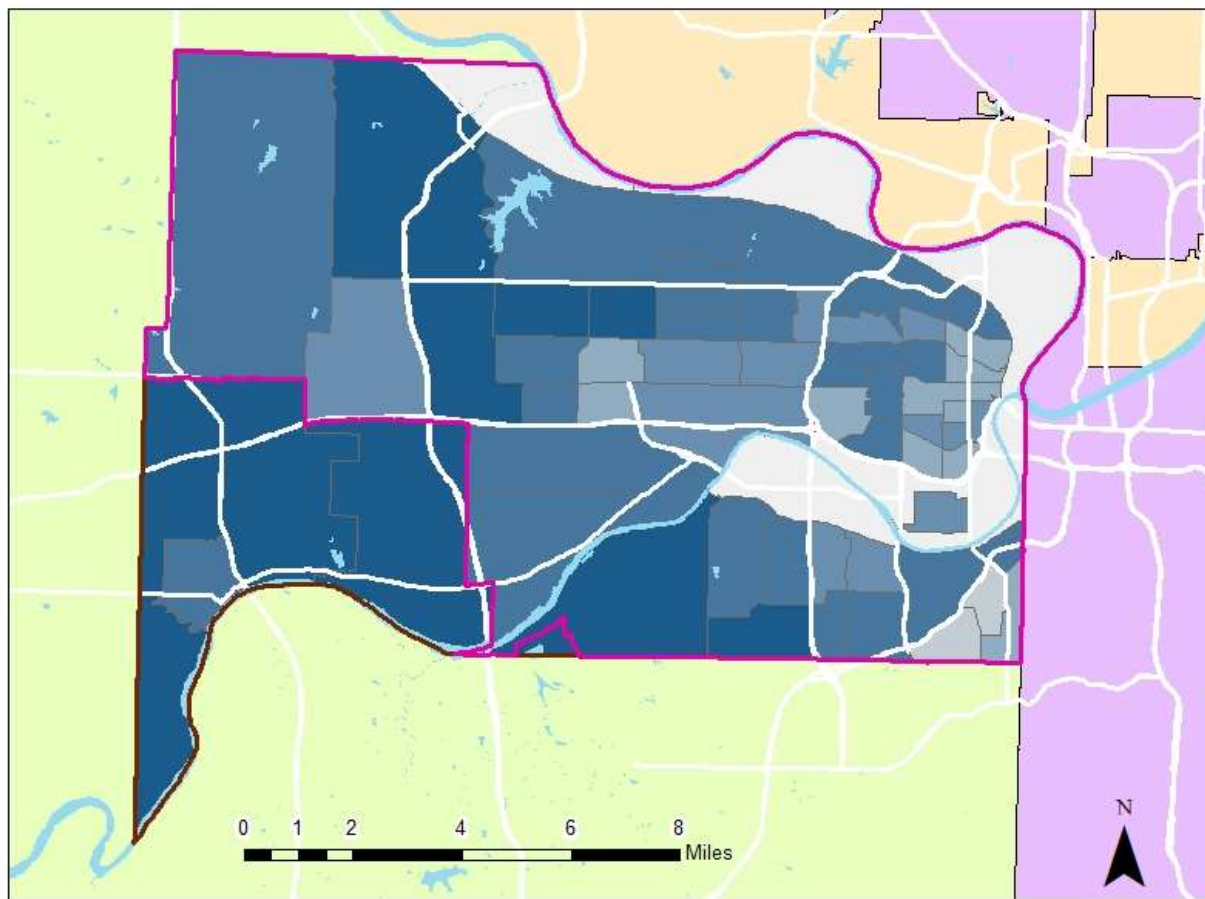
Table 12. Homeownership and Rental Rates by Race and Ethnicity

Householder Race and Ethnicity	Kansas City, KS			Wyandotte County, KS			Kansas City, MO-KS MSA		
	Owner Households	Renter Households	Home- ownership Rate	Owner Households	Renter Households	Home- ownership Rate	Owner Households	Renter Households	Home- ownership Rate
Non-Hispanic									
White	17,055	8,310	67.2%	19,770	9,265	68.0%	451,640	178,950	71.6%
Black	6,015	8,585	41.2%	6,230	8,750	41.5%	38,659	64,964	37.3%
Asian or Pacific Islander, non- Hispanic	710	1,205	37.1%	739	1,205	38.0%	10,578	8,563	55.3%
Native American	95	165	36.5%	232	175	56.6%	1,710	1,223	58.3%
Other	725	600	54.7%	755	620	54.9%	6,760	6,784	49.9%
Hispanic	6,495	5,565	53.9%	5,705	5,705	53.8%	26,010	25,819	50.2%
Total	31,095	24,430	56.0%	33,840	25,720	56.8%	535,357	286,303	65.2%

Note: Data presented are number of households, not individuals.

Source: CHAS Table 9

Figure 40. Share of Households that are Owners in Wyandotte County



Source: 2016-2020 ACS 5-Year Estimates

Homeownership Rate

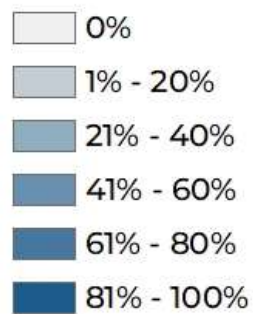
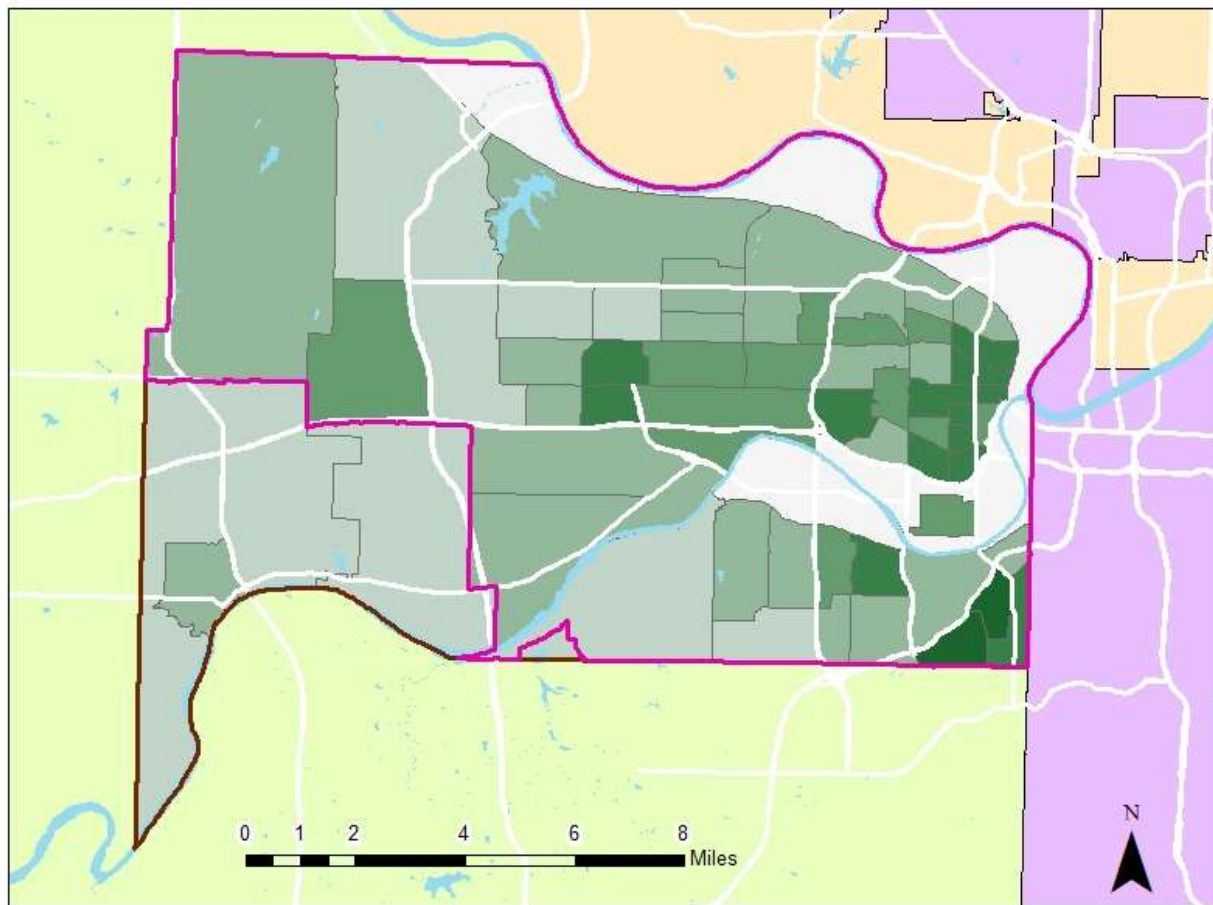
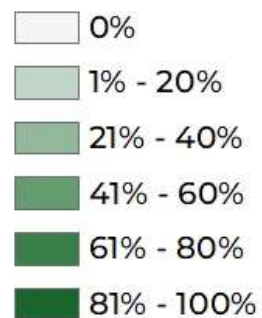


Figure 41. Share of Households that are Renters in Wyandotte County



Source: 2016-2020 ACS 5-Year Estimates

Renter Rate



Mortgage Lending

Prospective homebuyers need access to mortgage credit, and programs that offer homeownership should be available without discrimination. The proceeding data and analysis assesses the degree to which the housing needs of local residents are being met by home loan lenders.

The Home Mortgage Disclosure Act of 1975 (HMDA) requires most mortgage lending institutions to disclose detailed information about their home-lending activities annually. The objectives of the HMDA include ensuring that borrowers and loan applicants are receiving fair treatment in the home loan market.

The national 2020 HMDA data consists of information for 22.7 million home loan applications reported by 4,475 home lenders, including banks, savings associations, credit unions, and mortgage companies.⁴⁰ HMDA data, which is provided by the Federal Financial Institutions Examination Council (FFIEC), includes the type, purpose, and characteristics of each home mortgage application that lenders receive during the calendar year. It also includes additional data related to those applications including loan pricing information, action taken, property location (by census tract), and information about loan applicants such as sex, race, ethnicity, and income.

In 2020, Wyandotte County had a total of 8,129 home purchase loan application records. The following analysis looks at 4,999 applications where the mortgage was secured as a first lien, including conventional, FHA-insured, VA-guaranteed, and FSA/RHS-guaranteed loans. Within each record, some data variables are 100% reported: “Loan Type,” “Loan Amount,” and “Action Taken,” for example, but other data fields are less complete. According to the HMDA data, these records represent applications taken entirely by mail, Internet, or phone in which the applicant may have declined to identify their sex, race and/or ethnicity. Records for applications with missing race and ethnicity data are included in a separate category entitled “No Race or Ethnicity Given.”

Looking at first-lien applications completed in 2020, 51% (or 2,534 applications) were completed by white, non-Hispanic applicants. Hispanic applicants made up 17% of all completed applications, followed by Black (9%), Asian (7%) and Native American applicants (0.4%). Applicants providing no race or ethnicity data made up nearly 15% of all completed applications.

Asian households were overrepresented among loan applications compared to their share of households countywide (7% of loans versus 3% of all households). White and Native American loan applications matched their shares of all households, with Native American households having 0.4% of loans and 0.3% of households and White households having 51% of loans while comprising 50% of the county’s households. Hispanic and Black households, however, were

⁴⁰ Consumer Financial Protection Bureau. “FFIEC Announces Availability of 2020 Data on Mortgage Lending.” June 21, 2021. <https://www.consumerfinance.gov/about-us/newsroom/ffiec-announces-availability-of-2020-data-on-mortgage-lending/>

underrepresented in the year's mortgage lending data. Hispanic households made up 21% of all households, but only 17% of loan applications. Black applicants made up one-quarter (26%) of all households but 9% of completed loan applications. The H.E.A.T. Report adds that mortgage originations occur at significantly lower rates in central Kansas City than in other parts of Wyandotte County. This is attributed to significantly lower for-sale housing stock in east of I-635 and along the I-70 corridor.⁴¹ Poor housing condition may account for low numbers of mortgage originations for non-white buyers, especially in neighborhood where buyers may have an existing social network.

The table that follows shows loan approval rates for completed loan applications by race and ethnicity at various income levels in Wyandotte County.⁴² The county's median income according to HUD FY 2021 Income Limits was \$86,600. The income tiers below represent low-income applicants earning up to 80% AMI (\$69,300), middle income applicants earning between 80% to 120% AMI (\$69,301 to \$103,920), and high-income applicants earning more than 120% AMI (over \$103,921). In 2021, there were 577 applications (or 11.5%) where income was not reported. These applications have been included in the totals under "All income levels." Also excluded from these figures are applications that were withdrawn or closed due to incompleteness such that no decision was made regarding approval or denial.

⁴¹ H.E.A.T. Report, p. 48 https://wearewyandotte.com/wp-content/uploads/2016/12/CHC_HeatReport_1228.pdf

⁴² The low-income category includes applicants with a household income at or below 80% of area median family income (MFI). The middle-income range includes applicants with household incomes from 81% to 120% MFI, and the upper income category consists of applicants with a household income above 120% MFI.

Table 13. Home Purchase Loan Approval Rates by Race and Ethnicity in Wyandotte County, 2020

Applicant Income		Applicant Race and Ethnicity							No Race or Ethnicity Given	All Applicants
		Non-Latino						Latino/ Hispanic		
		White	Black	Asian & Pacific Islander	Native American	Two or more minority groups	Joint			
Low Income	Completed Applications	1,122	240	271	16	4	16	546	295	2,510
	Denied Applications	175	81	33	3	0	3	118	93	506
	Denial Rate	15.6%	34.0%	12.2%	18.6%	0.0%	19.0%	21.6%	31.5%	20.0%
Middle Income	Completed Applications	573	88	37	2	0	16	160	116	992
	Denied Applications	55	22	3	0	0	3	31	18	132
	Denial Rate	9.6%	25.0%	8.1%	0.0%	0.0%	19.0%	19.4%	15.5%	13.0%
High Income	Completed Applications	615	67	17	2	0	24	83	112	920
	Denied Applications	49	17	4	1	0	1	15	9	96
	Denial Rate	8.0%	25.0%	23.5%	50.0%	0.0%	4.0%	18.1%	8.0%	10.0%
All Income Levels	Completed Applications	2,534	473	332	22	6	63	843	726	4,999
	Denied Applications	309	135	41	5	1	7	172	146	816
	Denial Rate	12.2%	29.0%	12.4%	22.7%	16.7%	11.0%	20.4%	20.1%	16.0%

Note: "Completed applications" includes applications that were approved but not accepted, denied, and approved with a loan originated. It does not include applications withdrawn by the applicant or closed for incompleteness.

Data Source: FFIEC 2020 Home Mortgage Disclosure Act Data, Accessed via www.consumerfinance.gov/data-research/hmda

Table 14. Home Purchase Loan Approval Rates by Race and Ethnicity in Wyandotte County, 2020

		Applicant Race and Ethnicity							No Race or Ethnicity Given	All Applicants
		Non-Latino						Latino/ Hispanic		
		White	Black	Asian & Pacific Islander	Native American	Two or more	Joint			
Reasons for Denial	Debt-to-Income Ratio	64	26	13	0	0	2	34	42	181
	Employment History	5	2	4	0	0	0	5	2	18
	Credit History	90	50	11	2	0	4	59	29	245
	Collateral	36	11	4	0	0	1	14	23	89
	Insufficient Cash (down payment, closing costs)	7	1	0	0	0	0	4	3	15
	Unverifiable Information	8	2	1	1	0	0	10	5	27
	Credit Application Incomplete	59	18	2	0	1	0	17	27	124
	Mortgage Insurance Denied	0	0	0	0	0	0	0	0	0
	Other	29	20	6	2	0	0	21	8	86
	Exempt	11	5	0	0	0	0	8	7	31
Total Denials		309	135	41	5	1	7	172	146	816

Note: "Completed applications" includes applications that were approved but not accepted, denied, and approved with a loan originated. It does not include applications withdrawn by the applicant or closed for incompleteness.

Data Source: FFIEC 2020 Home Mortgage Disclosure Act Data, Accessed via www.consumerfinance.gov/data-research/hmda

HMDA data indicate that around 16% of all mortgage applications were denied in 2021. One-fifth (20%) of all applications from low-income earners were denied. For middle-income earners, 13% of these applicants were denied a loan, as were applications from 10% of all high-income earners. Looking at these figures by race and ethnicity, Black applicants were denied mortgages at a disproportionately high rate (29%) when compared to the county's average rate of 16%. Native American and Hispanic applicants also experienced above average rates of mortgage denial, affecting 23% of Native American applicants and 20% of Hispanic applicants.

One in five low-income mortgage loan applicants were denied a mortgage. Low-income Black applicants experienced the highest rates of mortgage denial (34%). Low-income Hispanic applicants had the second-highest rate of mortgage loan denial (22%). Less than one-fifth of low-income Native American (19%), White (16%), and Asian applicants (12%) were denied a mortgage.

Middle-income applicants earning between 80-120% MFI were denied mortgages at a rate of 13%. At this income level, Black applicants had the highest mortgage denial rate (25%), followed by Hispanic and Joint applicants (19%). White and Asian applicants had the lowest denial rate at this income level, with 10% of white applicants and 8% of Asian applicants being denied a mortgage loan.

At high incomes, Native American applicants are shown as having the highest rate of mortgage denial (50%). However, this figure reflects a very low number of Native American applicants (2 applicants with 1 denial). High income Black applicants were denied a mortgage in 1 of 4 cases (25%), with high-income Asian applicants following closely behind at 24%. Eighteen percent (18%) of high-income Hispanic applicants and 8% of high-income White applicants were also denied a mortgage.

Reasons for denial are shown in Table 13. For White, Black and Hispanic applicants, the primary reason for mortgage loan denial was poor credit history. The second most frequent reason for loan denial for these groups was their debt-to-income ratio. Asian applicants were more likely to be denied for their debt-to-income ratio, followed by poor credit history. Native American applicants were primarily denied for poor credit history and "other" reasons.

These findings indicate that disparities exist in mortgage lending for non-white applicants at various income levels. In 2020, Black applicants experienced above-average rates of mortgage loan denial at all income levels. Hispanic applicants were denied mortgages at above average rates when earning middle and high incomes. High income Asian and Native American applicants also experienced high rates of loan denial. Denials based on poor credit history and high debt-to-income indicate that many applicants struggle with long term financial instability, which creates additional barriers to accessing a mortgage. The data suggests that resources are needed to stabilize the path to homeownership. These resources may include homebuyer readiness classes or other pre-application assistance, down payment assistance programs, and wider ranging social supports for non-white households to improve their chances of securing a mortgage loan.

Chapter 7. Publicly Supported Housing

Publicly supported housing encompasses several strategies and programs developed since the 1930s by the federal government to ameliorate housing hardships that exist in neighborhoods throughout the country. The introduction and mass implementation of slum clearance to construct public housing projects during the mid-1900s signified the beginning of publicly supported housing programs. Government-owned and managed public housing was an attempt to alleviate problems found in low-income neighborhoods such as overcrowding, substandard housing, and unsanitary conditions. Once thought of as a solution, the intense concentration of poverty in public housing projects often exacerbated negative conditions that would have lasting and profound impact on their communities.

Improving on public housing's model of high-density, fixed-site dwellings for very low-income households, publicly supported housing programs have since evolved into a more multi-faceted approach overseen by local housing agencies. The Housing and Community Development Act of 1974 created Section 8 rental assistance programs. Section 8, also referred to as the Housing Choice Voucher (HCV) program, provides two types of housing vouchers to subsidize rent for low-income households: project-based and tenant-based. Project-based vouchers can be applied to fixed housing units in scattered site locations while tenant-based vouchers allow recipients the opportunity to find and help pay for available rental housing on the private market.

The Tax Reform Act of 1986 created the Low-Income Housing Tax Credit (LIHTC) program to incentivize development of affordable rental-housing development. Funds are distributed to state housing finance agencies that award tax credits to qualified projects to subsidize development costs. Other HUD Programs including Section 811 and Section 202 also provide funding to develop multifamily rental housing specifically for disabled and elderly populations.

The now-defunct HOPE VI program was introduced in the early 1990s to revitalize and rebuild dilapidated public housing projects and create mixed-income communities. Although HOPE VI achieved some important successes, the Choice Neighborhoods Initiative program was developed to improve on the lessons learned from HOPE VI. The scope of Choice Neighborhoods spans beyond housing and addresses employment access, education quality, public safety, health, and recreation.⁴³

⁴³ Department of Housing and Urban Development. *Evidence Matters: Transforming Knowledge Into Housing and Community Development Policy*. 2011. www.huduser.gov/portal/periodicals/em/EM-newsletter_FNL_web.pdf.

Current publicly supported housing programs signify a general shift in ideology toward more comprehensive community investment and de-concentration of poverty. However, studies have shown a tendency for subsidized low-income housing and housing vouchers to cluster in disadvantaged, low-income neighborhoods. Programmatic rules and the point allocation systems for LIHTC are thought to play a role in this clustering and recent years have seen many states revising their allocation formulas to discourage this pattern in new developments.⁴⁴ The reasons for clustering of HCVs are more complicated since factors in decision-making vary greatly by individual household. However, there are indications that proximity to social networks, difficulties searching for housing, and perceived or actual discrimination contribute to clustering.⁴⁵ This section will review the current supply and occupancy characteristics of publicly supported housing types and its geographic distribution within Wyandotte County.

Supply and Occupancy

Residents of Wyandotte County receive publicly supported housing through the Kansas City Kansas Housing Authority (KCKHA). The KCKHA offers public housing units as well as project-based and tenant-based housing choice vouchers (HCVs) to local residents. According to its most recent PHA plan, the KCKHA offers 2,108 public housing units and 1,642 housing choice vouchers. A Picture of Subsidized Housing, a HUD database on the supply of publicly supported housing, indicates that the county also has 1,342 independently-owned project-based Section 8 units and 40 “Other Multifamily” units, which include elderly (Section 202) and disabled (Section 811) units.

Subsidized housing units are also available through the state's Low Income Housing Tax Credit (LIHTC) program. The LIHTC program provides housing units to renters earning no more than 60% AMI.⁴⁶ Wyandotte County has approximately 2,518 LIHTC units. Of these LIHTC units, 1,701 are identified as low-income units and may include many of the county's project-based Section 8 units. Bedroom size is listed for 1,411 units, which indicates that LIHTC units are primarily 2-bedroom units (49%) or 3-bedroom units (37%). Only 10% of LIHTC units have one-bedroom, with only 4% having four bedrooms.

There are more than 66,000 publicly supported housing units in the Kansas City, MO-KS MSA. Unit mixtures in the MSA include 5,455 public housing units, 10,812 project-based Section 8 units, 17,032 housing choice vouchers and 1,526 Other Multifamily units. The LIHTC database identifies 31,385 LIHTC units in the MSA, of which 25,599 are currently low-income units. Bedroom size is listed for 24,970 LIHTC units, of which 44% (11,210) are two-bedroom units,

⁴⁴ Dawkins, Casey J. *Exploring the Spatial Distribution of Low-Income Housing Tax Credit Properties*. US Department of Housing and Urban Development, www.huduser.gov/publications/pdf/dawkins_exploringliht_assistedhousingrcr04.pdf.

⁴⁵ Galvez, Martha M. *What Do We Know About Housing Choice Voucher Program Location Outcomes? A Review of Recent Literature*. What Works Collaborative, 2010. www.urban.org/sites/default/files/publication/29176/412218-What-Do-We-Know-About-Housing-Choice-Voucher-Program-Location-Outcomes-.PDF.

⁴⁶ Kansas Housing Resource Corporation. “Housing Development.” <https://kshousingcorp.org/wp-content/uploads/2022/05/Housing-Dev-Fact-Sheet-0222.pdf>

35% (8,797) are one-bedroom units, 16% (4,045) are three-bedroom units, 3% (660) are efficiency units and 1% (258) are four-bedroom units.

Table 15. Publicly Supported Housing Units by Program Category

Housing Units	Wyandotte County		Kansas City, MO, KS MSA	
	Number	Percent	Number	Percent
Total housing units	68,239		808,116	
Public housing	2,108	3.1%	5,455	0.7%
Project Based Section 8	1,343	2.0%	10,812	1.3%
HCV program	1,642	2.4%	17,032	2.1%
Other Multifamily	40	0.1%	1,526	0.2%
LIHTC program	2,518	3.7%	31,385	3.9%

Source: Decennial Census; 2022 KCKHA Annual PHA Plan; 2021 APSH; HUD User LIHTC Database

Asian and Native American households, who make up 2% and >1% of the region respectively, are most adequately represented in public housing (3% Asian, 1% Native American). However, both groups are underrepresented in the remaining housing types.

Table 16 shows the racial and ethnic composition of publicly supported housing units, as well as estimates for the numbers of low-to-moderate income households in the county's service area. Data provided in the table portrays how closely the publicly supported housing residency rate of several racial and ethnic groups compares to their share of the general population.

Very low-income households (households earning less than 30% AMI) are often the primary recipients of publicly supported housing types. The KCKHA requires that 40% of its waiting list be composed of very low-income households, with a maximum percentage of waitlisted very low-income households at 75%. Looking at Wyandotte's very low-income households, 43% of these households are Black. Thirty-five (35%) of the county's very low-income households are White, non-Hispanic. Eighteen percent (18%) of households earning 0-30% AMI are Hispanic, while 4% are Asian and 0.2% are Native American. Compared to their share of the county's population (26%), Black households have disproportionate rates of very low incomes (43%). Very low-income Asian households (4%) are slightly higher than their share of the population (3%). White, Hispanic and Native American households with very low incomes make up smaller shares than their percentage of the population.

Black households also make up the greatest shares of households living the county's publicly supported housing units. Around 76% of HCV holders, 70% of public housing residents, 66% of project-based Section 8 voucher holders and 56% of Other multifamily residents are Black. White households, of whom more than one-third (35%) are very low-income, are underrepresented in publicly supported housing. White households make up 29% of Other multifamily residents, 25% of all Project Based Section 8 voucher holders, 21% of public housing residents and 20% of HCV holders.

Hispanic households make up 18% of all very low-income households. However, Hispanic households fill only 7% of Other multifamily housing, 6% of public housing, 5% of PBV holders and 3% of HCV holders. Asian households are also underrepresented in subsidized housing, comprising 1% of public housing residents and PBV holders, even though they make up 4% of very low-income households. These disparities may indicate that Hispanic and Asian residents have difficulty accessing these housing options due to language or other barriers. Native American households make up a small share of the county's very low-income households (0.2%), but make up 1% of public housing residents.

In the Kansas City, MO-KS MSA, White households make up 58% of the region's very low-income households. White households in the region also use publicly supported housing at greater rates than in Wyandotte County. Around half (49%) of all Other Multifamily households, 40% of PBVs, 35% of public housing and 30% of HCV holders are White households. Despite this increase, Black households continue to make up the largest shares of HCV holders (66%), public housing residents (57%) and PBV holders (44%) in the region. As in Wyandotte, this may be attributed in part to the disproportionate rate at which Black households – who make up 13% of the region – also make up 29% of households earning very low incomes.

Hispanic households also make up a larger share of very low-income households (9%) than their share of the population (6%). However, Hispanic households make up equal or lesser

shares of publicly supported housing types than in Wyandotte County. Hispanic households make up only 5% of the region's public housing and project-based vouchers and 3% of the HCVs and Other multifamily. Asian and Native American households, who make up 2% and >1% of the region respectively, are most adequately represented in public housing (3% Asian, 1% Native American). However, both groups are underrepresented in the remaining housing types.

Table 16. Publicly Supported Housing Residents by Race/Ethnicity

Housing Type	Race/Ethnicity									
	White		Black		Hispanic		Native American		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%	#	%
Wyandotte County										
Public Housing	406	21%	1,352	70%	116	6%	19	1%	19	1%
Project-Based Section 8	284	25%	750	66%	57	5%	0	0%	11	1%
Other Multifamily	32	29%	60	56%	8	7%	0	0%	0	0%
HCV Program	253	20%	961	76%	38	3%	0	0%	0	0%
0-30% AMI	4,140	35.1%	5,065	43.0%	2,115	17.9%	28	0.2%	435	3.7%
0-50% AMI	7,955	37.5%	7,140	33.7%	4,940	23.3%	67	0.3%	1,105	5.2%
0-80% AMI	13,955	40.9%	10,035	29.4%	8,430	24.7%	162	0.5%	1,549	4.5%
Total Households	29,035	49.5%	14,985	25.6%	12,360	21.1%	290	0.5%	1,945	3.3%
Kansas City MO, KS MSA										
Public Housing	1,778	35%	2,894	57%	257	5%	51	1%	138	3%
Project-Based Section 8	3,986	40%	4,381	44%	503	5%	77	0.8%	151	2%
Other Multifamily	610	49%	488	39%	41	3%	1	0.1%	14	1%
HCV Program	4,241	30%	9,449	66%	387	3%	40	0.3%	85	0.6%
0-30% AMI	54,055	58.3%	27,082	29.2%	8,671	9.4%	572	0.6%	2,328	2.5%
0-50% AMI	114,130	63.1%	43,316	23.9%	18,032	10.0%	795	0.4%	4,636	2.6%
0-80% AMI	217,380	67.4%	65,689	20.4%	30,471	9.4%	1,517	0.5%	7,468	2.3%
Total Households	630,590	78.0%	103,623	12.8%	51,829	6.4%	2,933	0.4%	19,141	2.4%

Note: Data presented are number of households, not individuals.

Source: 2014-2018 CHAS, Tables 1 and 9; 2018 APSH

Geography of Supported Housing

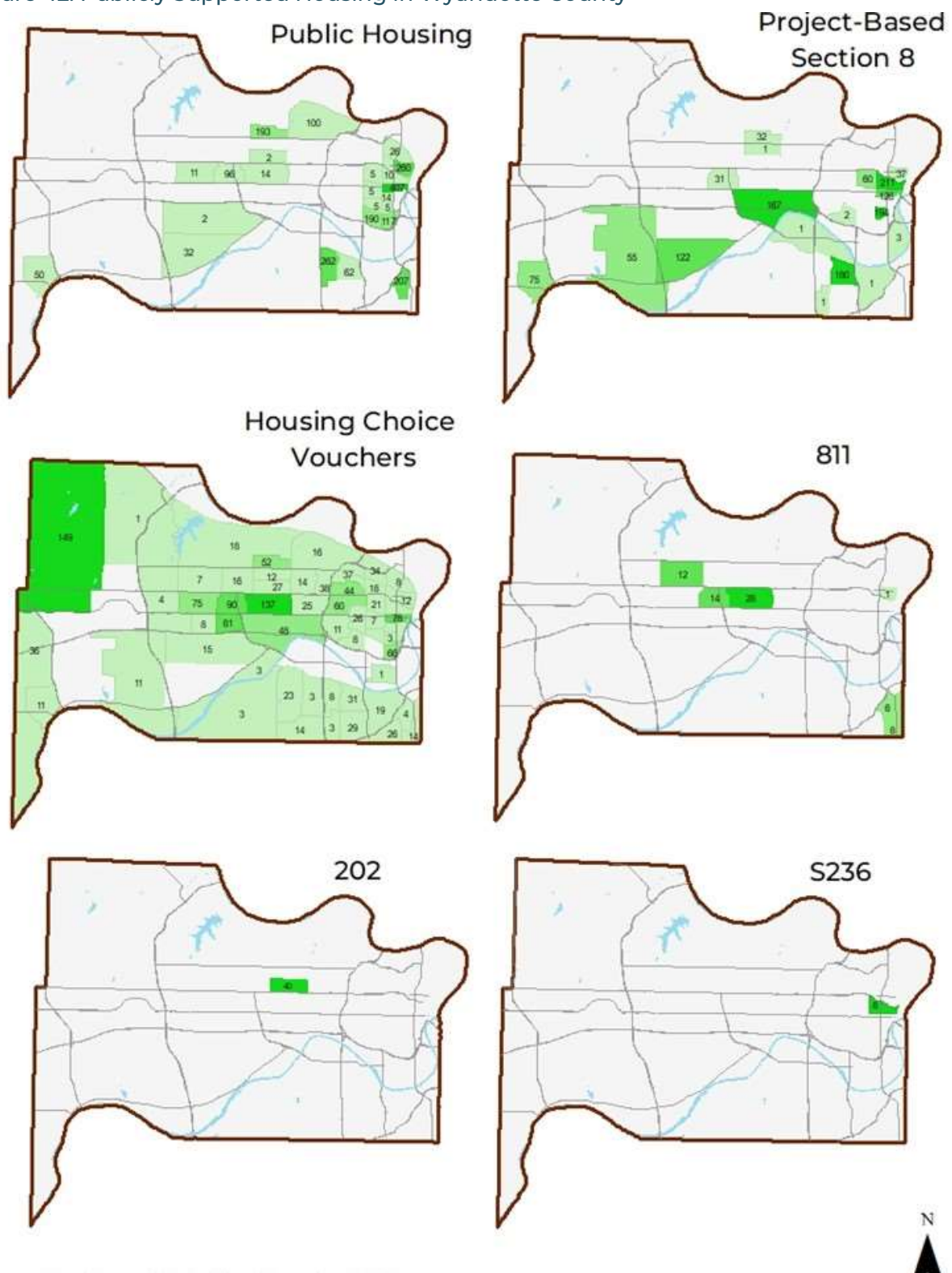
The maps that follow show the locations of publicly supported housing developments and voucher use within Wyandotte County. Conventional public housing developments in Wyandotte County are highly clustered east of N. 18th Street in Kansas City. Developments here include Wyandotte Towers (302 units) downtown, Bethany Park Towers (153 units) at Central Avenue and S. 12th Street, St. Margaret Park (100 units) along S. Mill Road, Grandview Park (40 units) along S. Valley Street inside the I-635 Loop, and Juniper Gardens (which will be removed from the public housing inventory in the next 2 years). The Argentine neighborhood contains Douglas Heights (200 Elderly & Family units), Cyrus K. Holliday (60 units) and Chalet Manor (66 units). The Rosedale neighborhood contains Rosedale Towers (122 units) and Belrose Manor (90 units). There are also several developments along Leavenworth Road and Parallel Pkwy, including the Westgate Towers (163 units), Welborn Villas (80 units), and Plaza Towers (115 units) between Parallel Pkwy and State Ave. There are also 50 public housing units in Bonner Springs called Vaughn Dale.

Project Based Section 8 (PBV) units show some clustering in the Northeast neighborhood, which contains both stand-alone PBV developments (e.g., Gateway Plaza) and several LIHTC developments with a significant share of PBV as “low-income” units, e.g., Chelsea Plaza (Freeman Ave near N. 7th St.), Mt. Carmel Senior Housing (Troup Ave/N. 11th St.), and Northeast Junior High Place (on Troup Avenue). This unit type can also be found in downtown (Town House, N. 7th St., which is jointly Section 202) and near Central Avenue (Sunrise Tower, N. 10th St.). Project-based Section 8 units in Kansas City can also be found in the Argentine neighborhood, along State Avenue and Leavenworth Road, and in the Muncie neighborhood. Outside of Kansas City, the county offers Edwardsville Court in Edwardsville and the Nettleton Manor in Bonner Springs.

Housing choice vouchers (HCVs) are in use throughout Wyandotte County, with their greatest use in western Kansas City. There is also a significant share of HCVs in use along Parallel Parkway and State Avenue near College Parkway. Lower HCV use inside the I-635 loop and in other neighborhoods in southeast Kansas City may indicate limited supply where the voucher can be used. Participants in the public engagement process indicated that a stigma against voucher use persists, and that many property owners prefer not to take housing vouchers. Other participants report that vouchers often expire before being used, especially when the desired unit size is unavailable or the rent is too expensive.

Other multifamily housing types include Section 811, Section 202 and S236 developments. Section 811 housing is clustered in central Kansas City, with developments located on N. 78th Street near Parallel Pkwy (Kansas Supportive Housing), on Meadowlark Lane, south of Parallel Parkway (Blackbird Apartments) and on Leavenworth Road at N. 77th Street (Mosaic VIII). Section 202 also shows clustering near 811 housing, typically outside of the I-635 Loop. Section 202 housing can be found on Parallel Parkway near N. 63rd Street (Parallel Senior Villas), on N. 75th Drive (Booth Manor). East of I-635, some Section 202 units are available at the Town House on N. 7th Street. S236 units are identified near Parallel Parkway/east N. 10th Street.

Figure 42. Publicly Supported Housing in Wyandotte County



Source: A Picture of Subsidized Households, 2021

Policy Review

The Kansas City Kansas Housing Authority maintains two governing documents which determine policy for the selection and placement of tenants, as well as other tenant matters. The Admissions and Continued Occupancy Policy (ACOP) provides regulations for all traditional public housing units. The Administrative Plan sets policy for who may be housed through project-based or tenant-based vouchers. Four aspects of these plans are examined here: tenant selection, local preference, tenant screening, and subsidy standards. The following review will also describe the KCKHA's reasonable accommodation policy and findings from a recent Section 504 Voluntary Compliance Agreement with HUD. The application of these policies is central to matters of fair housing choice.

To be eligible for admission in the KCKHA's public housing units and housing choice voucher program, an applicant household must meet several criteria: (1) income at or below HUD income limits, (2) fall under the HUD definition of "family," (3) provide accurate social security numbers for all household members, (4) qualify on the basis of citizenship or eligible immigrant status, and (5) consent to the PHA collecting certain data for tenant screening. The public housing and HCV programs focus on very low-income residents, who must make up 40-75% of the public housing waiting list and at least 75% of the HCV waiting list.

In its ACOP and Admin Plan, the KCKHA defines "family" using HUD's definition of Family, which includes "a single person, who may be an elderly person, disabled person, near-elderly person, or any other single person; or a group of persons residing together." This broad definition is extended to include "A family also includes two or more individuals who are not related by blood, marriage, adoption, or other operation of law, but who either can demonstrate that they have lived together previously or certify that each individual's income and other resources will be available to meet the needs of the family."

To screen all applicants, the KCKHA performs criminal background checks and checks the National Sex Offender database to screen applicants for admission. The ACOP states that the housing authority may also request confirmation from drug abuse treatment facilities to ensure that residents are not currently engaged in illegal drug use. The KCKHA also screens for the public housing applicant's suitability as a tenant by checking landlord references on rent payment timeliness and previous eviction filings. A "poor credit rating" is listed as a potentially disqualifying factor. Very low-income households seeking housing may struggle with poor credit history. The ACOP does not provide a clear remedy for applicants to address their poor credit prior or during the application process. Furthermore, the ACOP does not establish a baseline credit score to disqualify applicants, which may leave this regulation open to broad interpretation. Beyond criminal background and sex offender database checks, the KCKHA does not screen tenants for its HCV program. HCV tenants are screened for suitability by the owner or landlord of each unit.

The KCKHA maintains one waiting list for all public housing developments. Based on their family size, accessibility needs, the mix of the development's population and other factors,

applicant families will be sorted within the main waiting list so that they are in queue for the appropriate unit characteristics. The KCKHA purges its waiting list “periodically” and no set time frame is set in the ACOP for purge cycles (e.g., annually, bi-annually). Improved clarity on the timing of the purge cycle may help some applicants, who are required to respond within 15 business days - in writing (mail or fax) or in person - to confirm their continued interest in a housing authority unit. Applicants who do not respond in a timely manner are unable to request an informal hearing.

The KCKHA sets aside a separate waiting list for housing choice voucher applicants. To enter the HCV program, applicants must complete a pre-application form, which will be placed in a lottery system. Applicants are selected at random through the lottery system. Those applicants who rise to the top of the waiting list are asked to complete a full application to verify all eligibility documentation. This two-step process is used when the housing authority believes it will take longer than 60 days to select the applicant from the waiting list. The HCV waiting list is purged every other year. Like the public housing waiting list, applicants have 15 business days to respond with their continued interest, and must respond in writing (by mail or fax) or in person. Applicants who do not respond in a timely manner are removed from the waiting list.

There are several local preferences utilized in the prioritization of KCKHA applicants. These preferences include:

- 🏠 Involuntary displacement due to fire, flood, natural disaster, or governmental action.
- 🏠 Families living in substandard housing or who are rent burdened
- 🏠 Homeless families
- 🏠 Fixed income families (SSI, SSDI, etc.)
- 🏠 Current resident of Wyandotte County
- 🏠 Victim of domestic violence
- 🏠 Military/veterans or their surviving spouses (HCV only)
- 🏠 Frail elderly (HCV only)

Applicants may self-select a local preference, which is later confirmed at the eligibility interview.

To be selected for a unit, public housing applicant families must attend an eligibility interview. All adult members of the family must attend the interview. During the interview, applicants must present their eligibility documentation, including income information, social security numbers and documents supporting the local preference status. Unlike the public housing program, HCV interviews require that either the head of household or spouse/co-head attend the interview on behalf of the family. HCV applicants are chosen on a first-come, first-served basis based on the date and time of their application.

The ACOP and Admin Plan both state that all interviews will be conducted in English, although an advocate or interpreter may assist the family with the interview process. The document refers to its use of an LEP plan to handle interviews with limited English speakers, however, it is unclear whether the KCKHA has created an LEP plan, as no document is available online. References made in Chapter 2, Part III infer that a written LEP plan may be

developed in the future, when appropriate. Currently, the ACOP does not reference to a threshold after which an LEP will be developed, e.g., 10% of all applicants identify Spanish as a first language. However, the Admin Plan establishes an LEP threshold at “5% or 1,000 persons, whichever is less.”⁴⁷ Additional guidance on this policy in ACOP may help reduce some disparities in Hispanic household access to public housing. Based on the threshold established by the Admin Plan, an LEP plan should be created and made publicly available on the KCKHA website.

Once selected to enter KCKHA housing, each family is assigned a unit based on family size. The minimum number of persons allowed in a unit is based on the number of bedrooms. For the HCV program, the minimum number of residents is equal to the number of bedrooms, and the maximum number of residents is twice the number of bedrooms. The public housing program also uses this criterion, with exceptions for studios (max. 1 person) and 6-bedroom units (min. 8 persons). The HCV program requires children under 10 to share a bedroom regardless of sex. The public housing program, however, does not require children of the opposite sex (and over the age of 5) to share a bedroom. Furthermore, public housing residents of different generations are also not required to share a bedroom. The KCKHA will consider requests from public housing and HCV applicants to set alternate living arrangements, where justified based on age, sex, health, disability, and other factors.

Public housing and HCV applicants with disabilities may require additional assistance with the application process or special modifications to their selected unit. These applicants may request a reasonable accommodation from the KCKHA. In addition to unit modifications, the KCKHA can provide specialized TTD/TTY communications or sign language interpretation for hearing-impaired applicants. The housing authority also offers to provide large-print copies of program documents and one-on-one meetings for persons who are visually impaired.

Prior to its recent Voluntary Compliance Agreement (VCA) with HUD, the housing authority provided conflicting guidance on how to apply for an accommodation. Previous KCKHA regulations required applicants to place their accommodation requests in writing, but also stated that it would consider any request whether or not it was formally written.⁴⁸ To comply with the VCA, the KCKHA was required to make several changes to its accommodation policies. First, the housing authority must allow reasonable accommodation requests either in writing or verbally, with these changes reflected in all KCKHA brochures and leases. The KCKHA must also consider a reasonable accommodation request from individuals who are unable to access the office or complete the application for disability-related reasons. The housing authority must accommodate requests to transfer to first-floor or larger apartments (if disability-related equipment is required). Furthermore, the KCKHA must alter its pet policy to exclude all assistance animals. Several of these policy changes were approved by the KCKHA board in November 2021.⁴⁹

⁴⁷ KCKHA. “Admin Plan,” p. 2-16

⁴⁸ KCKHA. “ACOP” p. 2-4, 2-5

⁴⁹ Housing Authority of the City of Kansas City, Kansas. (Nov. 18, 2021) “November Board Packet.” <https://www.kckha.org/wp-content/uploads/2021/11/November.pdf>, p. 31-37

Chapter 8. Housing for People with Disabilities

An estimated 12.7% of the U.S. population had a disability as of the American Community Survey Five-Year Estimates for 2015-2019. Research has found an inadequate supply of housing that meets the needs of people with disabilities and allows for independent living. The U.S. Department of Housing and Urban Development identified that approximately one third of the nation's housing stock can be modified to accommodate people with disabilities, but less than 1% is currently accessible by wheelchair users.⁵⁰

Identifying and quantifying existing accessible housing for all disabilities is a difficult task because of varying needs associated with each disability type. Unique housing requirements for people with an ambulatory difficulty may include accessibility improvements such as ramps, widened hallways and doorways, and installation of grab bars, along with access to community services such as transit. People with hearing difficulty require modifications to auditory notifications like fire alarms and telecommunication systems while visually impaired individuals require tactile components in design and elimination of trip hazards. Housing for people that have difficulty with cognitive functions, self-care, and independent living often require assisted living facilities, services, and staff to be accessible. For low- and moderate-income households, the costs of these types of home modifications can be prohibitive, and renters may face particular hardships, as they could be required to pay the costs not just of the modifications, but also the costs of removing or reversing the modifications if they later choose to move.

Modifications and assisted living arrangements tend to pose significant costs for people with disabilities, who already experience more difficulty affording housing compared to populations with no disability. Studies have found that 55% of renter households that have a member with a disability have housing cost burdens, compared with 45% of those with no disabilities.⁵¹

In Wyandotte County, an estimated 22,235 people have a disability, representing 13.5% of the total population. Seniors (age 65 or older) have the highest disability rate at 40.0%. In contrast, the rate for those aged 18 to 64 is 12.2%, and just 4.7% of children under age 18 have a disability. In Kansas City, KS, the share of residents with a disability is slightly higher for seniors (40.6%) and slightly lower for youth (4.5%).

⁵⁰ Chan, S., Boshier, L., Ellen, I., Karfunkel, B., & Liao, H. . L. (2015). *Accessibility of America's Housing Stock: Analysis of the 2011 American Housing Survey*. U.S. Department of Housing and Urban Development: Office of Policy Development and Research.

⁵¹ *America's Rental Housing 2017*. (2017). Joint Center for Housing Studies of Harvard University.

Table 17. Disability by Age Group

Age of People with Disabilities	Kansas City		Wyandotte County	
	#	%	#	%
Age 0-17 with disabilities	1,903	4.5%	2,158	4.7%
Age 18-64 with disabilities	11,181	12.2%	12,028	12.2%
Age 65+ with disabilities	7,389	40.6%	8,049	40.0%

Note: All % represent a share of the total population within the jurisdiction or region within each age group.

Source: 2016-2020 5-Year American Community Survey, Table B18101

Ambulatory disabilities are the most common type in both the city and the county, affecting 7.2% of city residents and 7.1% of the county's population. Cognitive disabilities are the next most common disabilities, impacting approximately 5% of the population in both geographies. Difficulty with independent living and affect about 4% of city and county residents while people with difficulty hearing comprise around 3% of the population. Difficulties with vision and self-care are the two least common disability types, each affecting under 3% of the population in both the city and the county.

Table 18. Disability by Type

Disability Type	Kansas City		Wyandotte County	
	#	%	#	%
Hearing difficulty	5,215	3.4%	5,726	3.5%
Vision difficulty	4,326	2.8%	4,552	2.8%
Cognitive difficulty	7,776	5.1%	8,515	5.2%
Ambulatory difficulty	10,922	7.2%	11,583	7.1%
Self-care difficulty	3,572	2.4%	3,865	2.4%
Independent living difficulty	6,555	4.3%	6,996	4.3%

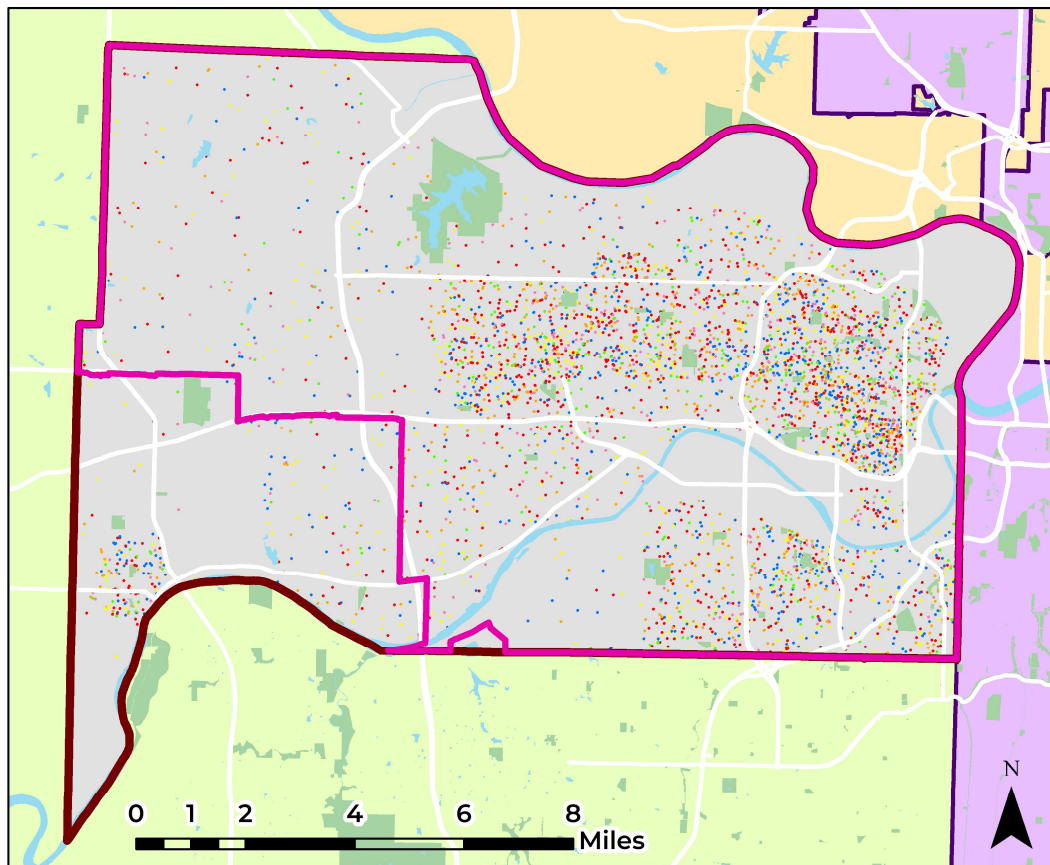
Note: All % represent a share of the total population within the jurisdiction or region.

Source: 2016-2020 5-Year American Community Survey, Tables B18102 to B18107

The spatial distribution of residents with disabilities is similar to that of the county's total population, clustered in eastern Kansas City, with lower densities in western Wyandotte County (see

Figure 43).

Figure 43: Disability by Type



Source: American Community Survey 5-Year Estimates, 2016-2020



Type of Disability

1 Dot = 10 People

- Ambulatory Difficulty
- Cognitive Difficulty
- Independent Living Difficulty
- Hearing Difficulty
- Self-Care Difficulty
- Vision Difficulty

Accessible Housing Supply and Affordability

Any new multifamily housing with five or more units constructed after 1988 using federal subsidies must include a minimum of 5% of units accessible to persons with mobility

impairments and an additional 2% of units accessible to persons with vision/hearing impairments (or one unit of each type, whichever is greater). Additionally, HUD provides support for accessible housing through its Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities programs.

A search for affordable elderly and special needs housing using HUD's Resource Locator tool was conducted to identify affordable rental properties in Kansas City and Wyandotte County designed to serve people with disabilities. The search returned four multifamily properties in Kansas City that offer affordable housing through the Section 811 Supportive Housing for Persons with Disabilities program. Three properties (Mosaic VII, Kansas Supportive Housing, and Blackbird Apartments) are located in the geographic center of the city in Victory Hills and Coronado. The other property, Kan-Do Apartments is located in the southeast corner of the city in the neighborhood of Rosedale.

The four properties offer a combined total of 73 units of affordable accessible housing. The largest property, Kan-Do Apartments, offers a total of 28 units. One-bedroom units are the most common unit size in all four of the properties. Two-bedroom units are available only in Mosaic VII and Blackbird Apartments.

A search through the affordable housing search engine Housing Apartments (housingapartments.org) returned two multifamily properties that provide affordable housing for elderly residents and people with disabilities. Cross-Lines Retirement Center houses 120 units of one-bedroom apartments in the Argentine neighborhood. However, as detailed in the Fair Housing Lawsuits and Litigation section of this study, the HUD's 2021 Real Estate Assessment Center (REAC) score for the center was 56, where a score of 60 or below is generally considered unacceptably low, indicating poor living conditions. A lawsuit regarding substandard living conditions in the center is ongoing. Powell Apartments is listed as subsidized affordable housing located next to Cross-Lines Retirement Center in Argentine, but the listing did not provide any details on the property, rent, or accessibility.

Affordable rent for an individual receiving the standard Supplemental Security Income (SSI) payment of \$841 per month is \$252. It is highly likely that people with disabilities who are unable to work and rely on SSI as their sole source of income face substantial cost burdens and difficulty locating affordable housing.

Publicly supported housing is often a key source of accessible and affordable housing for people with disabilities. As described in Chapter 7, the Kansas City, KS Housing Authority offers 1,642 Housing Choice Vouchers and 2,108 public housing units in Kansas City. The share of residents with a disability residing in publicly subsidized housing in Kansas City and the Kansas City MSA are shown below. In both the city and the MSA, the share of residents with a disability living in public housing units (29.1% and 29.3%, respectively) is more than double the share of the overall city and county's population with a disability (13.5%). The share of Housing Choice Voucher recipients and residents in Project-Based Section 8 units with a disability is smaller, but still significantly larger than the disability rate of the city's population. Data on the disability status of Section 202 and 811 households was not available.

Table 19. Disability by Publicly Supported Housing Program Category

Housing Type	Share of Residents with a Disability	
	Kansas City	Kansas City MSA
Public Housing	35.7%	32.2%
Project-Based Section 8	20.0%	22.7%
Section 811 Housing	N/A	N/A
Section 202 Housing	N/A	N/A
HCV Program	24.6%	26.9%

Source: HUD AFFH data, July 2020)

The outsized shares of public housing and HCV households with people with disabilities suggests that these programs are a significant component of the area's supply of affordable and accessible housing. The lack of accessible units available in the private rental market and the high utilization of publicly supported programs for affordable and accessible units demonstrate that the need for accessible housing options in Kansas City and Wyandotte County is not met by the current supply.

Stakeholders who participated in this planning process also noted a need to increase housing options for people with disabilities, emphasizing that housing with supportive services for people with intellectual and developmental disabilities and affordable housing near public transportation are top needs. Further, 53.2% of respondents to the public survey conducted as part of this analysis indicated that the lack of housing options available for people with disabilities poses a barrier to fair housing, and 60.7% noted a high level of need for housing for people with disabilities.

Zoning and Accessibility

Fair housing laws do not preempt local zoning laws but do apply to municipalities and local government units and prohibit them from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against protected persons. This includes a local government's affirmative obligation to provide reasonable accommodations to land use or zoning policies when such accommodations may be necessary to allow persons with disabilities to have an equal opportunity to use and enjoy housing. It also includes the affirmative obligation not to segregate housing for protected classes into lower-opportunity, less desirable areas of the jurisdiction. A jurisdiction's design and construction requirements (as contained in the zoning ordinance or building codes) also must be congruent with the Fair Housing Amendments Act's accessibility standards for design and construction. The Unified Government has adopted and incorporated by reference the 2012 International Building Code and the 2012 International Residential Code for One- and Two-Family Dwellings. Effective March 8, 2021, the 2012 IBC is a HUD-recognized safe harbor for compliance with the FHAA's accessibility design and construction requirements.

Housing for Unrelated Persons and Persons with Disabilities

It is common for local governments to use their zoning code's definition of "family" to limit the number of unrelated persons who may live together in a single dwelling as a means of preserving the stable, traditional, and residential character of their neighborhoods. However, unreasonably restrictive definitions may limit housing for nontraditional families, who in every sense but a biological one, share the characteristics of a traditional family related by blood or marriage. Restrictive definitions of family also may have the effect of limiting fair housing choice for persons with disabilities who reside together in supportive or congregate living situations. The UG's zoning code limits the definition of "family" to not more than five unrelated persons (or a combination of persons related by blood or marriage and not more than two unrelated adults up to a total of five persons):

"One or more persons who are related by blood or marriage, and including any foster children, or a group of not more than five persons living together by joint agreement on a nonprofit cost sharing basis, or a combination of persons related by blood or marriage along with no more than two unrelated adults to a maximum number of five persons, living together and occupying a single housekeeping unit with single kitchen facilities."

This definition is neither the most restrictive or permissive and is comparable with similar jurisdictions (including Wichita and Kansas City, MO). However, a more contemporary and equitable approach is to define a single family or household not in terms of blood or marriage or an arbitrary number of unrelated persons but in terms of a "functional family" or common household sharing common space, meals, and household responsibilities. Better still, a more progressive land use and housing planning strategy is to leave maximum occupancy per dwelling as a matter of health and safety regulated by the building code rather than the zoning regulations just as the zoning code does not limit the number of related household members residing together. Another option is to allow an administrative process for rebutting the presumption that a group exceeding the permitted maximum number of unrelated persons is not otherwise residing together as a single housekeeping unit and functional family. Limiting a family to no more than five unrelated individuals is neither the most permissive nor most restrictive under case precedent, but it does fail to treat nontraditional, but functionally equivalent, household relationships equal with those related by blood or marriage and may violate fair housing, privacy, and due process protections if challenged.

The zoning code's definition of family is more permissive towards unrelated persons with disabilities than towards other groups of unrelated persons. Up to eight persons with disabilities plus two supportive staff residents may reside together as a family unit:

"In addition, up to ten persons, including eight or fewer persons with a disability or handicap and not to exceed two staff residents residing in a dwelling shall be considered to be a family. Handicapped persons are defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988."

Group housing for persons with disabilities is protected by state law which prohibits local zoning regulations, resolutions, or other ordinances from excluding group homes for

physically, mentally, or developmentally handicapped persons from any zone or area where single family dwellings are permitted or subjecting group homes to regulations not applicable to other single-family dwellings. The state defines “group home” as a licensed residential facility for up to eight persons with a disability and two residential staff person who need not be related.⁵² The Unified Government’s definition of family is in line with the state’s protection of group homes for up to eight persons with disabilities plus two residential caregivers. As long as the housing meets the definition of “family,” it will be permitted in single family districts without requiring special approval.⁵³

Reasonable Accommodations

Adopting a reasonable accommodation ordinance is one specific way to address land use regulations’ impact on housing for persons with disabilities. Federal and state fair housing laws require that municipalities provide individuals with disabilities or developers of housing for people with disabilities flexibility in the application of land use and zoning and building regulations, practices, and procedures or even waive certain requirements, when it is reasonable and necessary to eliminate barriers to housing opportunities, or “to afford persons with a disability the equal opportunity to use and enjoy a dwelling.” (The requirements for reasonable accommodation under the Americans with Disabilities Act (ADA) are the same as those under the FHA. 42 U.S.C. 12131(2).) However, the FHA does not set forth a specific process that must be used to request, review, and decide a reasonable accommodation. Examples of a reasonable accommodation request may be simple such as a modification of the setback or lot coverage requirements to allow an external mobility ramp; modifying existing indoor space for accessible design features; parking changes; or more complicated like allowing a personal care home with more residents than would meet the jurisdiction’s definition of “family” without subjecting the applicant to the costly, time-consuming, and unpredictable special use permit or variance process.

The Unified Government has not adopted a clear and objective process by which persons with disabilities may request a reasonable accommodation to zoning, land use, and other regulatory requirements. Special use and variance applications require a pre-application conference; neighborhood meeting; review and recommendation by both planning staff and planning commission; and finally decision by the board of commissioners following public notice and a public hearing. (This is required for any applicant seeking a special use or variance and is not limited to housing for persons with disabilities.) Whereas simple administrative procedures may be adequate for the granting of a reasonable accommodation, the variance procedures subject the applicant to the public hearing process where there is the potential that community opposition based on stereotypical assumptions about people with disabilities and unfounded speculations about the impact on

⁵² See K.S.A. 12-736 et seq.

⁵³ The UG’s zoning code contains a definition of “group home” that diverges from the state’s definition of group home. Under the Unified Code, “group home” means “a residential dwelling occupied as a residence by persons who do not constitute a family,” –i.e., more than 5 unrelated persons living together or more than 8 persons with disabilities living together. It is recommended that the local definition be amended to be consistent with the state definition and understanding. Group dwellings not meeting the definition of family are only allowed with approval of a special use permit in all zoning districts.

neighborhoods or threats to safety may impact the outcome. Although the FHA does not require a specific process for receiving and deciding requests for reasonable accommodation, as a matter of equity, transparency, and uniformity, it is advisable that local jurisdictions adopt a standardized process as part of their zoning or nondiscrimination ordinances.

Model ordinances are available that have been approved by HUD or the DOJ as part of fair housing settlement or conciliation agreements. These model ordinances include a standardized process so that there is transparency and equality in how requests are treated, and gives the director of planning or zoning administrator, or her designee, the authority to grant or deny reasonable accommodation requests without the applicant having to submit to a public hearing process. The evaluation and decision-making process should include safeguards to protect confidential information regarding a person's disabilities.

Chapter 9. Fair Housing Activities

Fair Housing Lawsuits and Litigation

Below is a summary of the nature, extent, and disposition of three significant housing discrimination lawsuits filed and/or adjudicated between January 2017 and February 2022 involving or affecting parties from KCK and Wyandotte County, and which may impact fair housing choice within the study area. The cases chosen for discussion illustrate how discrimination in housing can show up in a variety of ways: sexual harassment by housing providers; racial discrimination in brokerage services; and reasonable accommodations for accessibility and habitability for persons with disabilities.

- 🔗 United States v. Kansas City Kansas Housing Authority, Civil Action No. 2:15-cv-09352-JAR (D. Kan; filed Oct. 26, 2015; settled Sept. 29, 2017).

The original complaint (as amended on September 22, 2016) came as a referral from HUD following an investigation and charge of discrimination. The DOJ alleged that three Kansas City Kansas Housing Authority (KCKHA) employees—including a former administrative coordinator and hearing officer, a property manager, and a director of housing management—engaged in a pattern or practice of sexually harassing female housing applicants. The individually named defendants engaged in unwanted sexual conduct as a condition for favorable hearing decisions, explicitly conditioned housing benefits in return for sexual favors, and made repeated unwelcome and offensive sexual advances to women residing in or applying for public housing, denying those aggrieved of the rights protected by the Fair Housing Act. Sexual harassment is a form of prohibited sex discrimination under the FHA.

The lawsuit alleged that KCKHA was liable for the unlawful actions of the individually named defendants who were exercising their authority as KCKHA employee and on the grounds that some incidents of sexual harassment were known or should have been known by KCKHA management.

KCKHA operates separately from the Unified Government of Wyandotte County and the City, but the UG mayor and commissioners maintain indirect control by appointing its 12-member governing board.

KCKHA denied that it knew or should have known of any of the alleged conduct, denied that the alleged conduct was performed within the course and scope of the individual defendants' employment, and denied that the claims arise to a pattern or practice of discrimination. Nonetheless, the defendants agreed to settle the case and agreed to pay a

total of \$360,000 in monetary damages to 14 current and former KCKHA residents and applicants who were subjected to sexual harassment, as well as \$5,000 to the United States in civil penalties. The individually named defendants are permanently barred from directly or indirectly participating in any public housing program. The settlement also requires KCKHA to conduct training, to adopt new policies and procedures to prevent sexual harassment by its employees, and to provide a mechanism by which tenants and applicants can register complaints about sexual harassment with KCKHA management.

🔗 National Fair Housing Alliance v. Redfin Corp., Civil Action No. 2:20-cv-01586 (W.D. Wash., filed Oct. 28, 2020).

In a lawsuit filed in federal court in Seattle, the NFHA and other fair housing advocacy nonprofits accused Redfin—a real estate technology company that provides home listings and valuation estimates to buyers and sellers and operates one of the country's largest brokerages—of disproportionately withholding service to homebuyers and sellers in predominately nonwhite neighborhoods in many cities, including KCK, in what plaintiffs termed a form of “digital redlining.” Redlining, which was outlawed by civil rights laws in the 1960s, is a form of discriminatory practices in which lenders, insurers, brokers, and others in housing-related industries withhold services from certain communities based on race and is responsible for entrenched residential segregation.

Redfin sets a minimum valuation in every market before it will sell a home on behalf of a seller or buy one on behalf of a buyer. The minimum price threshold varies from one metropolitan area to another, between counties, between cities within counties, and even between one part of town to another. The lawsuit was based on a two-year analysis by Plaintiffs of how Redfin had applied its minimum price thresholds in ten metropolitan areas: Baltimore; Chicago; Detroit; Kansas City, Kan. and Kansas City, Mo.; Long Island; Louisville; Memphis; Milwaukee; Newark, and Philadelphia across the country. The price minimums, the suit alleged, were not applied equally, finding examples of homes in predominately white neighborhoods being more likely to be offered Redfin's best available services even with lower prices than some homes in nearby communities of color that were more likely to be denied the same services.

For instance, Plaintiffs examined thousands of home listings in greater Kansas City—Wyandotte, Johnson, and Leavenworth in Kansas and Jackson, Clay, and Platte counties in Missouri)—and found a January 2, 2019, snapshot showed buyers and sellers of homes in zip codes in which 70% or more of the residents were white (“Extremely White” zip codes) were 69.12 times more likely to be offered Redfin's best available services and rebates, compared with zip codes where 70% or more of the residents were not white (“Extremely Non-White” zip codes). In contrast, buyers and sellers of homes in Extremely Non-White zip codes were 5.18 times more likely to not be offered any service by Redfin than buyers and sellers of homes in Extremely White zip codes because they failed to meet Redfin's minimum price threshold for the market. Similarly, a snapshot on June 12, 2020, of KCK found buyers and sellers of homes in Extremely White zip codes were 7.16 times more likely to be offered the best available services and rebates than buyers and sellers of homes in Extremely Non-White zip codes and buyers and sellers of homes in Extremely Non-White zip codes were 4.08 times

more likely to be offered no Redfin services than buyers and sellers of homes in Extremely White zip codes. Plaintiffs allege these disparity ratios are statistically significant.

For the KCK area, about 53% of homes listed in predominantly white ZIP codes were offered Redfin's best available service, while about 14% of those listed homes failed to meet the threshold and were offered no services. In contrast, only 7% of homes listed in communities of color were offered the best available service while 58% of those listed homes received no services. Maps included with the complaint, show Redfin's best available service was widely offered in Johnson County and the parts of Kansas City west of Troost Avenue. But many homes listed in Kansas City, Kansas, and the parts of Kansas City, Missouri, east of Troost were offered no services.

Although the company has yet to file an Answer in the lawsuit, in public statements, Redfin denied liability and countered that it used race-neutral price points to determine which homes it can market and sell, which it argued is legally permitted and the only fair way to make that determination.

On January 10, 2022, the parties filed a Stipulation reporting to the court, among other things, that the parties had engaged in private mediation and had agreed on a framework for resolving the lawsuit. The parties subsequently reported to the court that they had made substantial progress in drafting a Settlement Agreement on the core substantive terms regarding monetary relief and operational commitments and that they expected to resolve open issues by April 29, 2022, by which time they will either (a) file a definitive settlement agreement, or (b) propose a new case schedule.

👉 Coe v. Cross-Lines Retirement Center, Inc., Civil Action No. 2:22-cv-02047 (D. Kan; filed Feb. 1, 2022).

Three named plaintiffs brought this federal lawsuit as a potential class action against the nonprofit Cross-Lines Retirement Center and Young Management Corp, alleging poor living conditions and violations under the Americans with Disabilities Act and the Fair Housing Act, and tort, contract, and other state law claims. Cross-Lines is a low-income retirement community consisting of two high rise apartment buildings with approximately 300 rental units for seniors 62 years and older or persons with disabilities in the Argentine section of Kansas City, Kansas. Young Management Corp. is the for-profit firm hired by Cross-Lines to serve as the property manager of the facilities and to maintain compliance for federally assisted housing programs and HUD-mandated programs, including funds from the federal Section 8 voucher program.

Named plaintiffs assert claims individually and on behalf of a purported class of residents for living conditions that subject residents to bed bug and rodent infestations, mold, unsanitary HVAC issues, flooding and leaking water, inaccessible common areas for mobility-impaired residents, and a lack of accessible and safe fire escape routes and fire prevention mechanisms given the relative immobility of the resident population. Plaintiffs allege that they have requested and been refused reasonable modifications and accommodations under the ADA and FHA. The complaint seeks injunctive relief to require defendants to take affirmative

action to bring Cross-Lines into compliance with the tenants' lease agreements and all applicable building, maintenance, fire, plumbing, mechanical, electrical, and habitability statutes and codes and the ADA and FHA. The plaintiffs also seek monetary compensation for actual damages and punitive damages.

Defendants filed an Answer and a Motion to Dismiss (the ADA and nuisance claims specifically) on April 12, 2022. As of the writing of this report, the court had not ruled on defendants' motion and the case was still pending.

In reporting on the lawsuit, THE KANSAS CITY STAR obtained and reviewed hundreds of pages of inspection reports by local, state, and federal regulatory agencies which largely corroborate the claims enumerated in the Plaintiffs' complaint and add alarming details regarding the poor health and safety conditions and failed standards of the 50-year-old retirement facility. For example, Cross-Lines' 2021 Real Estate Assessment Center (REAC) score performed by HUD was 56, where a score of 60 or below is generally considered unacceptably low. The Unified Government threatened to suspend rental licenses after at least 13 units failed minimum health and safety standards in 2020, but it must also consider that for many residents Cross-Lines is all they can afford as there is a dearth of affordable senior housing in the Kansas City area. Interviewed by THE STAR, Angela Markley, the Unified Government commissioner who represents Cross-Lines' district, acknowledged, "There are people who would like to move out of that building, but there's just really no place for them to go. We lack apartments in general, in the neighborhoods that I represent, and then we certainly lack apartments that are subsidized in a way to the senior citizens who can afford to live in them."

Fair Housing Resources

Fair housing laws may be enforced at the local, state, and federal level. Kansas's counterpart to the federal Fair Housing Act—Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq. (the "FHA" or "FHAA")—is codified in the Kansas Act Against Discrimination, K.S.A. 44-1015 et seq. Both the federal and state laws prohibit discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on sex,⁵⁴ race, color, disability, religion, national origin, or familial status. These laws also protect persons from retaliation for exercising fair housing rights. Although federal law sets the minimum standards for fair housing enforcement, it does not preclude local and state laws from expanding protected classes and fair housing rights. Kansas's antidiscrimination law does not extend protections to any other class of persons outside of those protected by the FHAA.

⁵⁴Following the Supreme Court's decision in *Bostock v. Clayton County*, 140 S. Ct. 1731 (2020), which analyzed the sex discrimination language in Title VII of the Civil Rights Act, an individual's sex as a protected status is inclusive of the person's identification as heterosexual, homosexual, bisexual, transgender, queer or any other subcategory or derivative of the word "sex." See Guidance from The Kansas Human Rights Commission, [available at khrc.net](https://www.khrc.net).

State and local fair housing laws deemed “substantially equivalent” to the federal FHAA—with parallel provisions regarding rights, procedures, remedies, and judicial review and enforcement—may qualify for HUD-subsidized enforcement of fair housing laws through HUD’s Fair Housing Assistance Program (FHAP). Under Kansas’s Act Against Discrimination, the Kansas Human Rights Commission has the authority and responsibility to administer and enforce state fair housing rights (as well as antidiscrimination rights in employment and public accommodation). The KHRC is not currently certified as a FHAP agency, but follows its own complaint, investigation, mediation, and enforcement procedures with funds appropriated by the state legislature from the state’s general fund.⁵⁵ The Commission offers a voluntary third-party mediation program statewide through Kansas Legal Services. When mediation services are rejected or unsuccessful and after investigation the Commission finds “probable cause” of discrimination, it will attempt to negotiate a written settlement between the parties. If conciliation efforts fail, the case may proceed to a public hearing before the Office of Administrative Hearings for adjudication of the claims.

The Kansas Act Against Discrimination permits local governments of the state to adopt fair housing ordinances consistent with the state act and to investigate and enforce alleged violations in lieu of state enforcement. The Unified Government has adopted a local nondiscrimination ordinance that expands the list of state and federal protected classes in housing to include also ancestry, sexual orientation, and gender identity. (UNIFIED GOV’T CODE § 18-58 et seq.)

Administrative Complaint Process and Procedures

An individual in Kansas City or Wyandotte County who believes he or she has been the victim of an illegal housing practice may file a complaint with the Unified Government’s director of Human Services Department, the Kansas Human Rights Commission, or with the appropriate HUD Regional Office of Fair Housing and Equal Opportunity (FHEO) within one year of when the discriminatory practice occurred. The investigation, conciliation, reasonable/no reasonable cause findings, and charge procedures under the Kansas Act Against Discrimination and the local Unified Government’s antidiscrimination ordinance are substantially similar to HUD’s administrative process, including a finding of liability with the availability of compensatory and injunctive relief for the aggrieved complainant.

Under the Unified Government Code, the director of the Human Services Department is empowered “to receive, initiate, investigate and pass upon complaints alleging discrimination in housing or real estate transactions.” (UNIFIED GOV’T CODE § 18-114 et seq.) If conciliation efforts by the department are unsuccessful, and reasonable cause is found following an investigation, the Unified Government’s chief counsel of the legal department is tasked with prosecuting alleged discriminatory housing practices (i.e. any act that is unlawful under the local ordinance or state or federal fair housing laws) on behalf of the

⁵⁵ HUD has certified two local Kansas agencies as FHAP participants: the City of Lawrence Human Relations Commission and the City of Salina Human Relations Department.

aggrieved party through either a civil action commenced and maintained by the commission or a formal administrative hearing before a municipal judge serving as the presiding officer. A respondent found liable for a discriminatory housing practice may be responsible for injunctive relief, actual damages, a civil penalty up to \$50,000, and the possibility of other disciplinary action, including, where appropriate, the suspension or revocation of respondent's business/regulatory license.

Under the Kansas Act Against Discrimination, if the parties do not elect mediation with Kansas Legal Services or mediation fails, the Kansas Human Rights Commission (KHRC) is responsible for conciliation efforts where the investigator recommends there is probable cause. The Office of Administrative Hearings performs the adjudicatory functions of the KHRC. As with the Unified Government's ordinance, a respondent found liable by the Commission for a discriminatory housing practice may be responsible for injunctive relief, actual damages (including under state law damages caused by pain, suffering and humiliation), a civil penalty up to \$50,000, and the possibility of other disciplinary action, including, where appropriate, the suspension or revocation of a violator's business/regulatory license.

If an administrative complaint is filed with the FHEO office, typically, once certified, HUD refers complaints of housing discrimination that it receives back to the state or local FHAP agency for investigation, conciliation, and enforcement activities. HUD policy favors having fair housing professionals based locally where the alleged discrimination occurred because it has found that a state or local agency's closer proximity to the site of the alleged discrimination provides greater familiarity with local housing stock and trends and may lead to greater efficiency in case processing. Because no state or local agency with jurisdiction over the United Government currently is authorized by HUD to administratively enforce and adjudicate federal fair housing complaints, it will retain complaints it receives from a Kansas City/Wyandotte County complainant and begin the investigation process. The aggrieved party also may file a lawsuit in federal district court within two years of the discriminatory act (or in the case of multiple, factually-related discriminatory acts, within two years of the last incident). Where an administrative action has been filed with HUD, the two-year statute of limitations is tolled during the period when HUD is evaluating the complaint.

For the federal administrative complaint process, after the FHEO receives a complaint, it will notify the alleged discriminator (respondent) and begin an investigation. During the investigation period, the FHEO will attempt through mediation to reach conciliation between the parties. If no conciliation agreement can be reached, HUD must prepare a final "Determination" report finding either that there is "reasonable cause" to believe that a discriminatory act has occurred or that there is no reasonable cause. If the FHEO finds "reasonable cause," HUD must issue a "Charge of Discrimination." If the FHEO determines that there is no "reasonable cause," the case is dismissed. The advantages of seeking redress through the administrative complaint process are that HUD takes on the duty, time, and cost of investigating the matter for the complainant and conciliation may result in a binding settlement. However, the complainant also gives up control of the investigation and ultimate findings.

If a charge is issued, a hearing/trial will be scheduled before an administrative law judge. The ALJ may award the aggrieved party injunctive relief, actual damages, and also impose civil penalties; but unlike federal district court, the ALJ may not impose punitive damages. Administrative proceedings are generally more expedited than the federal court trial process.

However, the aggrieved party or the respondent may elect to have the administrative proceeding terminated and the case instead adjudicated in federal court. The Department of Justice will prosecute the case on behalf of the aggrieved party. Additionally, the DOJ may bring suit on behalf of individuals based on referrals from HUD in the case of a “pattern or practice” of discriminatory actions, a case of particular importance to the public interest, or when there has been a breach of a conciliation agreement. An aggrieved party may intervene in any action filed by the DOJ.

In addition to or as an alternative to filing an administrative complaint, an aggrieved person may commence a civil action in an appropriate United States district court or state court not later than two years after the occurrence or the termination of an alleged discriminatory housing practice thus maintaining control of the case and the potential to collect punitive damages, as long as the parties have not already entered into a conciliation agreement to resolve the alleged discriminatory housing practices or, following a charge of discrimination, an administrative hearing has already commenced. The filing of a complaint with the local HSD, state HRC, or FHEO office does not invalidate, restrict, or deny any right or remedy a person may have under state or federal law or preclude any cause of action in court for the violation of civil rights.

The advantages of seeking redress through the administrative complaint process are that administrative proceedings are generally more expedited than the federal court trial process as the regulations put time constraints upon the investigation and final administrative disposition of a complaint; the enforcement agency takes on the duty, time, and cost of investigating the matter; and conciliation may result in a binding settlement. However, the complainant also gives up control of the investigation and ultimate findings and potential remedies are more limited.

Housing discrimination claims may be brought against local governments and zoning authorities and against private housing providers, mortgage lenders, or real estate brokers. If an individual has evidence that his/her rights under the FHAA or Kansas Act Against Discrimination have been violated in a final land use or zoning decision, the aggrieved person may file a complaint with HUD, or file a lawsuit directly in state or federal court within the statute of limitations period. (HUD refers matters involving the legality of state or local zoning or other land use law or ordinance to the Department of Justice for further enforcement. See 42 U.S.C. 3610(g)(2)(C)).

Complaints Filed with HUD

Region VII of HUD’s Office of Fair Housing and Equal Opportunity (FHEO) receives complaints by households regarding alleged violations of the Fair Housing Act for cities and counties

throughout Kansas (as well as Iowa, Nebraska, and Missouri). The mission of the FHEO is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. To achieve this mission, the FHEO receives and investigates complaints of housing discrimination, and leads in the administration, development, and public education of federal fair housing laws and policies.

Kansas City Regional Office of FHEO
U.S. Department of Housing and Urban Development
Gateway Tower II
400 State Avenue, Room 200
Kansas City, Kansas 66101-2406
(913) 551-6958; TTY (913) 551-6972
E: ComplaintsOffice07@hud.gov

The Kansas City Regional Office of the FHEO maintains data reflecting the number of complaints of housing discrimination received by HUD, the status of all such complaints, and the basis/bases of all such complaints. The office responded to a request for data regarding complaints received affecting housing units in Kansas City and Wyandotte County for the five-year period January 1, 2017 through December 31, 2021. For the requested time period HUD received 49 formal complaints of alleged housing discrimination affecting aggrieved persons or subject properties in Kansas City or the County. Of those, HUD reported that 45 concerned Kansas City and 4 were based outside of the city but within Wyandotte County (one arising from Edwardsville and three from Bonner Springs).

Table 20. Complaints Received by Basis/Protected Class Status

Basis	2017	2018	2019	2020	2021	Total
Race	4	5	8	5	3	25
National Origin		1	1	2	2	6
Religion				1		1
Sex	1	3	4	2		10
Disability	2	5	5	2	3	17
Familial Status		1	4	1		6
Retaliation			1			1
Total Number of Cases Filed per year (which may include more than one basis of discrimination per complaint)	7	11	15	8	8	49

More than one basis of discrimination may be cited in a single complaint, thus why there were 66 identified bases of discrimination in the 49 complaints filed. Race was the most often cited basis of discrimination, occurring in approximately 50% of reported cases, followed by disability in approximately 34% of cases, and sex in approximately 20% of cases.

Complainants also may cite more than one discriminatory act or practice, recorded as the discriminatory *issue*. HUD reported that the complaints filed identified the following issues: retaliation; discriminatory terms and conditions; making housing unavailable; and failure to allow a reasonable accommodation.

As of March 25, 2022, three of the 49 cases were still pending/open. The closed cases were resolved in the following manner: 22 complaints were dismissed for “no cause”—i.e. after a full investigation was conducted, evidence did not support reasonable cause to believe that an unlawful act had occurred; 10 cases were closed due to settlement/conciliation between the parties; 7 complaints were withdrawn by the complainant; 5 complaints were administratively closed; and 2 complaints were closed due to a lack of jurisdiction. In cases resolved by settlement/conciliation, the respondents did not necessarily admit liability, but may have settled to avoid further expense, time, and the uncertainty of litigation.

Complaints Filed with the Kansas Human Rights Commission or Unified Government’s Human Services Dept.

The Kansas Human Rights Commission did not respond to a request for data regarding housing discrimination claims it may have received for complainants from Kansas City or the County.

As for the Unified Government’s Human Services Department, the director responded that the office does not keep records of the requested information. Furthermore, the Advisory Commission on Human Relations and Disability Issues, created by ordinance effective December 1, 2016, has not presented a report to the Board of Commission related to housing issues for the community’s population of persons with disabilities.

Past Fair Housing Goals and Related Activities

Five cities, various government agencies and nonprofit organizations in the Kansas City region worked with the Mid-America Regional Council (MARC) in 2016 to develop the Plan for Affirmatively Furthering Fair Housing (AFFH). The strategies and goals of the AFFH are incorporated into the 2017-2021 Consolidated Plan. There were two community AFFH Plan workshops hosted and facilitated by Community Development and MARC with community stakeholders to seek input regarding strategies, goals and outcomes for the AFFH Plan. The Unified Government conducted outreach efforts to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings and public workshops. The plan was submitted to HUD on November 3, 2016 and went into effect in May of 2017. An annual report for the AFFH Plan can be found in attachments to this report.

As part of a Sustainable Communities Regional Planning Grant project, the Mid-America Regional Council produced a Fair Housing and Equity Assessment (FHEA) for the greater Kansas City region in 2014. At that time, HUD encouraged its grantees to join regional FHEA collaborations when possible and viewed the regional fair housing studies, when incorporating the standards set forth in the Fair Housing Planning Guide, as sufficient to fulfill both the FHEA requirement as well as the regulatory Affirmatively Furthering Fair Housing requirement for any participating jurisdiction that signed on. Condensing the requirements into a single regional document was believed to result in a more meaningful analysis while conserving resources and avoiding duplication.

Prior to participation in the regional FHEA in 2014, the Unified Government last prepared an Analysis of Impediments to Fair Housing Choice in 2011, also as part of a group of city and county governments throughout the Kansas City region.

These prior fair housing studies each identified fair housing barriers in the respective jurisdictions and recommended actions to address them. Specifically for the 2014 FHEA, the Unified Government together with MARC held two community workshops to collect input from community stakeholders on actionable strategies, goals, and outcomes to implement the recommendations contained in the FHEA. The strategies and goals of this AFFH Plan were incorporated into the 2017-2021 Consolidated Plan. The plan was submitted to HUD in 2016 and went into effect in May of 2017. The fair housing goals specifically attributed to Kansas City, KS are listed in the table that follows along with a summary of the progress made toward addressing them.

Table 21. Actions Taken to Address Previously-Identified Fair Housing Issues

Fair Housing Goal	Implementation Status
<u>KCK-1:</u> Target the use of CDBG funds to support minor home repair for low-income, members of protected classes, and elderly homeowners to enable them to maintain their properties	Beginning in 2017, the UG has annually reviewed the feasibility of adding additional resources (including increased CDBG funding) to be allocated to the minor home repair program. The program's budget was increased by \$100,000 from the FY2018-2019 CDBG budget in order to increase the number of homes repaired that are owned by low income and members of protected classes, particularly the elderly. This increased funding level was maintained for the 2019-2021 budget years.
<u>KCK-2:</u> Evaluate and, if necessary, provide resources to support low-income and protected class homeowners, especially the elderly and disabled, who may have property maintenance code violations, particularly in R/ECAPs who do not have the resources to make repairs on their own.	With coordination between Livable Neighborhoods, the Code Enforcement Division, and the Community Development Department, the UG has developed a program using general fund resources to address residential code violations that are ineligible under the CDBG program. For the 2019-2020 program year there was an increase in barrier removal projects—a subset of the Emergency Home Repair Program. These projects ensure that elderly individuals and people with disabilities are able to safely remain in their homes.
<u>KCK-3:</u> Work with LISC to expand the resources in LISC's new Pre-Development Fund to support new or renovated housing in disadvantaged (R/ECAPs) neighborhoods in Kansas City, KS	The UG County Administrator's office, along with the UG Community Development and Finance Departments, has been working with Mutual of Omaha and Alt-Cap to create a business plan for a Development Fund for Kansas City, Kansas. In 2019, Mutual of Omaha changed ownership and this project is currently on hold while other avenues are explored.

KCK-4: Evaluate KCK building codes to consider changes that enable more than the federal requirements for ADA compliance to be addressed in new housing construction and encourage universal design.	In 2019, KCK began the process of evaluating its building codes to determine the extent to which the needs of disabled persons are addressed in new housing construction. As this process continues, the UG's Neighborhood Resource Center and Urban Planning and Zoning Departments will assess current building codes and recommend to UG commission changes that will enhance accessibility of new housing and encourage universal design.
KCK-5: KCK will promote services, including career exploration, mentoring, and experiential learning to enable middle and high school students to better prepare for careers.	The UG has been working with USD 500 to support its Diploma Place Program and other programs, such as the College Advising Corps, that help low-income and minority students gain access to college. The UG will continue to support these initiatives and evaluate new approaches for local school districts.
KCK-6: Local governments should adopt economic development strategies that target development, retention and expansion of firms and industries that provide good jobs — ones that both have low barriers to entry and provide clear career paths to a living wage.	In 2019, the UG Economic Development Department announced numerous projects that will focus on bringing new employment opportunities for Wyandotte County residents. Additionally, the UG continues to work with its economic development partners to create and attract jobs to the area.
KCK-7: Include evaluation of access to community resources for low income and protected persons into comprehensive planning processes.	Beginning in 2017, the UG's Planning Department began reviewing its citizen participation process to achieve greater participation for low-income persons and members of protected classes during the comprehensive planning processes. Due to the COVID-19 crisis and restriction of in-person activities the UG has developed virtual tools for residents to remain engaged.
KCK-8: Adopt and implement complimentary mobility options such as walking, biking car sharing.	In 2020, the UG adopted a Complete Streets ordinance to ensure that pedestrian and bike options are considered in new street projects to ensure connectivity for Wyandotte County residents. In 2021 the UG began the GoDotte planning process to evaluate all transportation options and needs in Wyandotte County.

Chapter 10. Identification of Impediments

Described below are the fair housing impediments identified in this Analysis of Impediments, along with associated contributing factors. Contributing factors are issues leading to an impediment that are likely to limit or deny fair housing choice or access to opportunity. Recommended activities to address the contributing factors are provided in Table 22, along with implementation timeframes and responsible parties.

Impediment #1: Low Labor Market Engagement and Limited Incomes Restrict Housing Choice and Access to Opportunity Among Protected Classes

Disparities in labor market engagement exist by geography, race, and ethnicity in Kansas City and Wyandotte County. Residents of the Rosedale neighborhood and parts of western Wyandotte County tend to have the highest levels of educational attainment and labor force participation and experience the lowest levels of unemployment. In contrast, residents of parts of eastern Kansas City, including the northeast area, tend to have the lowest levels of educational attainment and labor force participation and experience unemployment at the highest rates. Median household incomes are highest in Piper and western Wyandotte County and lowest in parts of downtown, northeast, and central Kansas City, and the Armourdale neighborhood, where they fall below \$30,000 in ten census tracts. Among racial and ethnic groups, residents who identify as some other race alone, Hispanic, and Native American have the lowest rates of educational attainment (5.2%, 8.6%, and 10.2% have a bachelor's degree or higher, respectively), and Black or African American residents experience the highest rates of unemployment (10.3%). Low levels of labor market engagement may drive down wages, thus restricting housing choice and access to opportunity among protected classes.

Place-based strategies allow for the targeting of resources and outreach efforts to areas with high proportions of residents whose housing choices may be limited by low earnings or unemployment. These strategies can be combined with other approaches focused on closing skills gaps and developing career pathways, increasing job creation and quality standards, and raising the wage floor. Examples of place-based strategies to increase labor market engagement include increasing awareness of high-growth jobs that pay family-sustaining wages and connections to the training necessary to obtain them, and targeting

neighborhoods with high proportions of low-earning workers as priorities for interventions that increase awareness of available subsidies and resources.⁵⁶

Planning efforts underway in the county provide recommendations for increasing labor market engagement and earnings in Wyandotte County and Kansas City. The *Wyandotte County Community Health Improvement Plan* (2018-2023) details 11 strategies aimed at reducing barriers to accessing living wage jobs for Wyandotte County residents, including supporting the retention and expansion of quality childcare spaces and increasing access for families; supporting the implementation of a quality improvement system for early education providers; developing a multi-faceted, customized Business ESL training program; increasing training and education opportunities for individuals under court supervision and beyond; and supporting and expanding college and career readiness in all Wyandotte County School Districts to support post-secondary credentials; among others. Efforts to address these and other economic and workforce development goals—such as through the Start Young supplemental childcare scholarship program and the Wyandotte Economic Development Council and Kansas City Kansas Community College’s workplace business ESL program—can be targeted to areas of the county with lower levels of labor market engagement. These efforts are vital to improving labor market engagement among protected classes and thus to increasing housing choice and economic mobility in Kansas City and Wyandotte County.

Impediment #2: Continued Need for Neighborhood Investment in Areas with High Poverty Rates and Low Levels of Access to Resources and Services

Low levels of access to resources and services in areas with higher levels of poverty—combined with moderate levels of segregation by race, ethnicity, and income—also create barriers to access to opportunity in Kansas City and Wyandotte County. The need for neighborhood investment is particularly acute in parts of eastern Kansas City, areas with the highest poverty rates and lowest levels of access to resources, such as fresh food retailers, healthcare, and high-performing schools. Data from the American Community Survey, local plans and studies, the community survey conducted as part of this planning process, community input from meetings and stakeholder interviews, and other sources indicates that residents of eastern Kansas City tend to have lower levels of access to high-quality neighborhood facilities, resources, and services:

- 🍷 **Food:** Disparities in access to fresh food exist across the county. In three census tracts in the northeast area, 77% to 88% of residents have low incomes and live more than ½ mile from a supermarket. In six additional tracts in east and northeast Kansas City, between 62% and 66% of residents meet the USDA definition of low income and low access at ½ mile. Much of northeast Kansas City is served primarily by dollar stores or smaller food outlets, indicating that many residents need may access to vehicles to

⁵⁶ Nelson, M., Wolf-Powers, L., & Fisch, J. (2015). Persistent low wages in New Orleans’ economic resurgence: policies for improving earnings for the working poor. In The Data Center. (2015). New Orleans Index at 10.

access one of the area's larger supermarkets. 85.6% of survey respondents said that grocery stores and other shopping are not equally available across the city and county.

- 🏠 **Healthcare:** Residents of east Kansas City tend to be uninsured at the highest rates in the county (28.8% to 36.9% uninsured residents in 10 census tracts), while residents of west Wyandotte County are most likely to have health insurance (3.1% to 3.6% uninsured residents in five census tracts). The *Wyandotte County Community Health Improvement Plan* details nine strategies aimed at increasing access to health care for all and improving the capacity of the health care system to serve all people, including coordinating and improving efforts to increase community member enrollment in Medicaid and Marketplace health insurance plans; expanding KanCare (Medicaid); improving community knowledge and availability of transportation to healthcare providers; and increasing available health services for youth, specifically in school settings; among other strategies.
- 🏠 **Schools:** School districts in the county that have greater shares of economically disadvantaged students tend to receive lower district ratings, indicating disparities in school district performance by socioeconomic status. These districts tend to also have lower proportions of white students, indicating high levels of segregation by district and disparities in access to the highest performing schools by race and ethnicity. Stakeholders interviewed during this planning process emphasized a need to expand youth education and recreation programming, to fund prevention and diversion efforts to eliminate homelessness among students, and to increase internet access for youth.
- 🏠 **Environmental Quality:** Stakeholders emphasized a high level of need for parks and recreation facilities and improvements, noting that significant variation exists between lower- and upper-income areas of the county regarding the quality of parks, available amenities, and maintenance. Residents and stakeholders described disparities in funding across the county's parks, noting that while most of the county's parks are located in eastern Kansas City, larger parks such as Wyandotte County Lake and Park receive a disproportionate share of parks funding. About 24% of survey respondents noted that parks and trails are equally provided in their community, while about 66% said that they are not equally available.

Toxic release inventory (TRI) sites in Wyandotte County are clustered in northeast Kansas City and along the Kansas River. While a larger number of TRI sites are clustered in northeast Kansas City, sites located along the Kansas River tend to have higher Risk-Screening Environmental Indicators (RSEI) scores, indicating higher levels of risk associated with toxic releases. In particular, the Harcros Chemicals and Versaflex sites, both located near the Kansas River, have RSEI scores that are several times higher than those of other nearby facilities, indicating significantly greater health risks for residents living near these facilities.

Together, these measures indicate that a lack of access to high-quality neighborhood facilities, resources, and services in areas of the city and county restrict access to fair housing

choice by limiting opportunity for residents. To address disparities in neighborhood resources and associated lack of access to opportunity, meeting attendees and stakeholders interviewed during this planning process emphasized the need for continued investment in neighborhood services, facilities, and infrastructure, particularly in east and northeast Kansas City neighborhoods.

Impediment #3: Housing Options for Persons with Disabilities are Limited

Approximately 13.5% of Wyandotte County's population has a disability, of which more than one-third (36.2%) are aged 65 and older. Residents and stakeholders noted a need for additional housing focused on meeting the needs of these populations. Four multifamily properties in Kansas City— Mosaic VII, Kansas Supportive Housing, Blackbird Apartments, and Kan-Do Apartments—offer a combined total of 73 units of affordable accessible housing through the Section 811 Supportive Housing for Persons with Disabilities program. Two other multifamily properties—Cross-Lines Retirement Center and Powell Apartments—provide additional affordable housing for elderly residents and people with disabilities.

In addition to the limited supply of housing for people with disabilities, research on fair housing lawsuits and litigation indicates that the condition of housing for people with disabilities is a barrier to fair housing choice. Cross-Lines Retirement Center in the Argentine neighborhood, scored a 56 in HUD's 2021 Real Estate Assessment Center (REAC) evaluation, in which a score of 60 or below is generally considered unacceptably low, indicating poor living conditions. A lawsuit regarding substandard living conditions in the center is ongoing.

Discrimination based on disability status and failure to make accommodations also constitute barriers to housing choice for residents with disabilities. Disability was the basis for 17 of 49 formal complaints of alleged housing discrimination filed with HUD during from January 1, 2017 through December 31, 2021, about 34% of complaints filed during the five-year period.

Impediment #4: Historical Disinvestment in Housing Condition Disproportionately Affects Protected Classes

During its history, Kansas City, KS has grown westward from the convergence of the Kansas and Missouri Rivers. The city's growth pattern is reflected in the age and condition of its housing stock. Housing units are primarily single-family, with nearly half (49%) built prior to 1960. Historical redlining as discussed in the H.E.A.T. Report correlates with long-term underinvestment in many of Kansas City's older neighborhoods. These same neighborhoods, typically in the eastern third of the county, are also closest to the Kansas River and are more vulnerable to riverine flooding or overflowing sewers, which can also impact housing condition. Despite these conditions, the city's older housing stock is also less expensive and has attracted generations of Hispanic and Asian immigrants as well as long-standing Black residents. Conversely, higher-income residents tend to migrate outward to other areas of Wyandotte County or to surrounding counties for a wider variety of single-family housing as

well as newer housing in better condition. Voucher users also find difficulty implementing their vouchers in areas with limited housing supply, which has helped to deconcentrate their use throughout the county but forced many vouchers to expire without being used.

Impediment #5: Multifamily Uses Are Severely Restricted by Both Policy and Implementation of the Zoning Code

A review of the Unified Government's zoning code indicates that around 38% of the city's acreage is zoned R-1, which restricts residential uses to single-family homes. An additional barrier to the production of multifamily housing is the limited supply of land zoned for multifamily housing. Less than 4% of the land in the city is zoned for medium- and higher-density uses, ranging from townhomes to high-rises. A developer may take on significant risk in attempting to rezone property for multifamily uses in areas that have historically shown disinterest in various housing types (NIMBYism). The lack of diversity of housing types currently permitted by the land use and zoning map and the strict dimensional and design requirements currently applied to the bulk of acreage in the city create land use controls that artificially restrict more affordable housing. These restrictions limit housing diversity within the majority of neighborhoods, limit modest-sized and modest-priced homes, limit density and infill development, and limit conversion of large single-family homes to more affordable multi-unit or clustered housing types compatible in scale with single-family dwellings.

Impediment #6: Lack of Strong Networks Limits Ongoing Progress Towards Fair Housing Goals

The Housing and Community Needs Survey indicates that about 50% of respondents know or "somewhat know" where to file a housing discrimination complaint. The remaining 50% stated that they did not know where to file a complaint. A total of 49 fair housing complaints have been filed in the past 5 years, in addition to several lawsuits. A 2022 lawsuit against the Cross-Lines Retirement Center indicates that knowledge of how to file a complaint can be critical to drawing attention to – and remedying – substandard housing conditions. Continued marketing and coordination of fair housing activities can expand residents' knowledge of their fair housing rights. Fair housing education can extend to professionals in the real estate business, including bankers, realtors, and assessors, among others. High rates of mortgage denial in the city for non-white applicants, particularly those who are Black, Native American and Hispanic, are frequently initiated by poor credit history and debt-to-income ratio. With additional knowledge about lending issues facing non-white mortgage applicants, the Unified Government can help its real estate community expand access to mortgages as well through educational and marketing activities.

Table 22. Fair Housing Goals and Activities

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment #1: Low Labor Market Engagement and Limited Incomes Restrict Housing Choice and Access to Opportunity Among Protected Classes		
Disparities in labor market engagement by geography, race, and ethnicity	🔗 Continue to collaborate with key stakeholders with the goal of implementing workforce development strategies contained in the <i>Wyandotte County Community Health Improvement Plan</i> (2018-2023), including: - Support the retention and expansion of quality childcare spaces and increase access for families - In collaboration with Unified Government agencies, remove barriers to creating early childcare centers and facilities in Wyandotte County - Support the implementation of a quality improvement system for early education providers, which contributes to school readiness for Wyandotte County children - Develop a multi-faceted, customized Business ESL training program - Expand and promote opportunities to increase ESL training programs with educational institutions and various organizations in the community - Increase training and education opportunities, including support services to encourage retention, for individuals under court supervision and beyond - Establish forums for employers to increase access to and appreciate the benefits of hiring qualified individuals who have been involved in the justice system - Increase business investment in transportation solutions for job access by providing outreach and education to employers, assessing the needs of individual employers, developing customized solutions, when possible - Support and expand college and career readiness in all Wyandotte County School Districts to support post-secondary credentials Marketing for workforce development programs should be targeted to areas of the city and county with the lowest levels of educational attainment and labor force participation and the highest levels of unemployment (Ongoing, 2022). 🔗 Continue to support small business development through grant programs, including for renovations and façade improvement. In particular, support development of businesses that address key local needs, including food and healthcare access (Ongoing, 2022). 🔗 Support resident and employer participation in job search, placement, and training programs, including WyCo Works, in partnership with the Wyandotte County Economic Development Council and Avenue of Life. In particular, expand paid job training programs (Ongoing, 2022). 🔗 Collaborate with residents to understand barriers to accessing job training programs, and develop strategies to address these barriers (Ongoing, 2022). 🔗 Continue to engage in local hiring for Unified Government contracts (Ongoing, 2022). 🔗 Include neighborhood residents, business owners, industry representatives, and representatives from neighborhood groups in planning processes for workforce development programs (Ongoing, 2022).	• Unified Government of Wyandotte County and Kansas City, KS • Wyandotte County Community Health Improvement Plan partners • Wyandotte County Economic Development Council • Nonprofit community partners

Table 22. Fair Housing Goals and Activities (continued)

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment #2: Continued Need for Neighborhood Investment in Areas of the City and County with High Poverty Rates and Low Levels of Access to Resources and Services		
Continued need for neighborhood reinvestment in east and northeast Kansas City	☛ Using CDBG or other funding, fund projects that develop, expand, or improve community centers and programming, parks, healthcare facilities and services, and other public facilities, infrastructure, and services in low- and moderate-income census tracts, including in northeast and east Kansas City. Area master plans provide detailed plans for specific neighborhoods (Ongoing, 2022).	• Unified Government of Wyandotte County and Kansas City, KS • Nonprofit community partners
Lack of access to fresh food retailers, particularly in northeast Kansas City	☛ Using CDBG or other funding, fund projects that increase access to fresh food in low- and moderate-income census tracts, particularly in northeast Kansas City (Ongoing, 2022).	• Unified Government of Wyandotte County and Kansas City, KS • Nonprofit community partners • Fresh food retailers
Geographic disparities regarding school performance, and high levels of segregation by race, ethnicity, and income by school district	☛ Partner with school districts, local nonprofit organizations, and other partners to provide resources and services to students in lower-performing schools, particularly in east and northeast Kansas City. These may include basic school resources and supplies, school readiness, mentoring and tutoring, family engagement and literacy, health services, behavioral and social supports, enrichment programs, programs to increase food security and access, support for ESL students and students with disabilities, resources for students experiencing homelessness, and other resources and services (Ongoing, 2022).	• Unified Government of Wyandotte County and Kansas City, KS • School districts • Nonprofit community partners and other partners

Table 22. Fair Housing Goals and Activities (continued)

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment #3: Housing Options for Persons with Disabilities are Limited		
Lack of supply of housing accessible and affordable to residents with disabilities	- Consider changes to zoning code to avoid limiting fair housing choice for persons with disabilities who reside together in supportive or congregate living situations. Changes may include defining a single family or household in terms of a “functional family” or common household sharing common space, meals, and household responsibilities, or leaving maximum occupancy per dwelling as a matter of health and safety regulated by the building code. Amend the local definition of ‘group home’ to be consistent with the state definition (Ongoing, 2022). - Adopt a clear and objective process by which persons with disabilities may request a reasonable accommodation to zoning, land use, and other regulatory requirements (Ongoing, 2022). - Use HOME Investment Partnerships Program or other funding to support the development of affordable housing accessible to residents with disabilities (Ongoing, 2022).	Unified Government of Wyandotte County and Kansas City, KS
Litigation history and complaint filings suggest housing providers need greater education and accountability around modification of dwellings and other accommodations for people with disabilities	- Through a contracted fair housing organization, provide education and outreach to landlords, property owners, property managers, real estate professionals, and lenders (Ongoing, 2022). - Work with the fair housing organization annually to develop and deliver a fair housing education program that uses innovative ways to reach housing industry professionals on a variety of fair housing topics (Ongoing, 2022). - Consider requiring landlords, housing-related businesses, and housing industry professionals found to be in violation of Unified Government rental licensing, codes, business licensing, or other local regulations to attend a fair housing training session as part of the requirements to cure the code or regulatory violation (Ongoing, 2022).	Unified Government of Wyandotte County and Kansas City, KS
Low-income households, including the elderly and people with disabilities, have difficulty making needed home repairs	- Continue to fund housing rehabilitation activities to preserve the condition and affordability of housing in the city and county. (Ongoing, 2022) - Work with the nonprofit community to support programs that assist people with disabilities with the cost of accessibility modifications to their homes (Ongoing, 2022).	Unified Government of Wyandotte County and Kansas City, KS

Table 22. Fair Housing Goals and Activities (continued)

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment #4: Historical Disinvestment in Housing Condition Disproportionately Impacts Protected Classes		
Continued need for neighborhood reinvestment in historically disinvested, low- and moderate-income census tracts	- Target funding toward rehabilitation and repair activities on residential structures in historically redlined areas. (Q3 2022, ongoing) - Focus CDBG funds on infrastructure repairs in environmental justice areas, e.g., Armourdale, to help alleviate utility costs for low-income residents throughout the city. (Q3 2022, ongoing) - Identify additional incentives to support the Kansas Housing Resource Corp. state LIHTC match in order to attract additional LIHTC developments. (Q1, 2023) - Consider a rental rehabilitation program that would provide incentives to landlords to maintain their rental properties in good repair. (Q1, 2023)	Unified Government of Wyandotte County and Kansas City, KS
Affordable units may become unaffordable as rehab/repairs are completed	Monitor rent levels, home prices, and property taxes in Kansas City neighborhoods at risk for gentrification. As redevelopment occurs, consider ways to encourage the development of mixed-income housing or to incentivize the inclusion of affordable housing units. (Ongoing, beginning Q3 2022)	Unified Government of Wyandotte County and Kansas City, KS
Impediment #5: Multifamily Uses Are Severely Restricted by Both Policy and Implementation of the Zoning Code		
Unified Government zoning limits as-of-right multifamily density	- Identify areas with concentrated single-family areas to up-zone in order to create additional multifamily housing options. (Q3, 2022) - Consider allowing small lot/zero lot line developments, cottage clusters, density blending and other alternative housing types by right in appropriate locations. (Q3, 2022) - Incentivize the conversion of large single-family dwellings into 2-family, 3-family or multifamily dwellings, using shape and form to determine appropriateness in each neighborhood instead of density alone. (Q4, 2022, ongoing) - Introduce more concise guidance in the rezoning and development process to reduce the amount of discretionary review for developers seeking approvals of various housing types. (Q1, 2023)	Unified Government of Wyandotte County and Kansas City, KS
Not In My Backyard (NIMBY) attitudes limit multifamily and affordable housing development in Wyandotte County/Kansas City	- Develop and deliver community education around the concept of affordable housing and its cultural and economic value to the community. - Develop an adaptable slide deck and presentation on the subject of the value of affordable housing, including qualitative and quantitative arguments. (Q2, 2023) - Establish a small "speakers bureau" of designated city staff or other community partners to deliver the presentation to local groups. (Q2, 2023) - Market the presentation and available speakers to community groups such as neighborhood/homeowners' associations, Rotary and other similar clubs, and associations of realtors, homebuilders, and lenders. (Q2, 2022, ongoing)	Unified Government of Wyandotte County and Kansas City, KS

Table 22. Fair Housing Goals and Activities (continued)

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
Impediment #6: Continued Need for Fair Housing Education and Enforcement		
Black and Hispanic households experience high rates of mortgage loan denial	👉 Convene a working group of local bankers to identify collaborative steps the UG, lenders, and other local housing agencies could take to both increase the completion rate of loan applications and reduce the denial rates. (Q4, 2022) 👉 Continue exploring educational opportunities focused on building and maintaining credit, personal finances, and the homeownership process. Promote credit and personal finance education among high school students. (Q1, 2023, ongoing) 👉 Partner with a local community organization to create and distribute materials in various languages regarding tenants' rights and ways to obtain assistance with substandard housing issues. (Q1, 2023, ongoing)	• Unified Government of Wyandotte County and Kansas City, KS
Public input and data on housing discrimination complaint calls and filings indicate that more fair housing education is needed for landlords and lenders	👉 Through a contracted fair housing agency, provide education and outreach to landlords, property owners, property managers, and lenders. (Q4, 2022) 👉 Work with the agency annually to develop and deliver a fair housing education program that uses innovative ways to reach housing industry professionals on a variety of fair housing topics. (Q1, 2023, ongoing)	• Unified Government of Wyandotte County and Kansas City, KS



Staff Request for Commission Action

Tracking No. 211579

Full Commission Meeting Date:

Committee: Administration & Human Services

Date of Standing Committee Action:
(If none, please explain):

Publication Required: No

<u>Date:</u> 05/11/2022	<u>Contact Name:</u> Dominic Geniuk	<u>Contact Phone:</u> x5212	<u>Contact Email:</u> dgeniuk@wycokck.org	<u>Department/Division:</u> 311
<u>Item Description:</u> Departmental update on Municipal Court.				
<u>Action Requested:</u> <i>For information only.</i>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u>				