

Action Plan

Grantee: Kansas City, MO

Grant: B-08-MN-29-0001

LOCCS Authorized Amount:	\$ 7,323,734.00
Grant Award Amount:	\$ 7,323,734.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 3,041,642.00
Total Budget:	\$ 10,365,376.00

Funding Sources

Funding Source	Funding Type
NSP	Other Federal Funds

Narratives

Areas of Greatest Need:

Foreclosures have hit Kansas City hard. A recent check of RealtyTrac revealed over 3,900 bank-owned properties in the city and 745 in pre-foreclosure proceedings. The foreclosure and abandonment risk scores provided by HUD also show the extent of the impact. Of 568 census tracts in Kansas City, 235 or 41% received the highest risk score of "10". Funds will be targeted to census tracts with a risk score of 10. This includes census tracts in Council Districts 1, 3, 4, 5, and 6.

Distribution and Uses of Funds:

HUD developed the estimated foreclosure risk score based upon the percentage of home foreclosures, the percentage of homes financed by a subprime mortgage related loan, and the predicted foreclosure rate in the next 18 months. Census tracts were rated on a scale of one to ten, with ten being the highest risk score. Census tracts that received the highest risk score of ten were determined to be the areas of the greatest need in Kansas City, Missouri.

The distribution and use of funds as described here and in more detail later will address the areas of the greatest need. Activities will be targeted to areas shown in the series of maps presented below. Although all areas of greatest need in Kansas City are categorized as highest risk in the score developed by HUD, there are areas that can be categorized as weak market areas and others as medium market areas.

Weak market areas are characterized by signs of abandonment that were present before foreclosures lead to further decline. Vacant lots are numerous. Code violations and other blighting conditions are present. Property values are very low. Funds and activities related to land banking and demolition will be strategically focused in weak market areas within the larger target area. The goal is to demolish buildings when the potential for rehabilitation and resale is nonexistent. Vacant land can then be assembled for redevelopment projects.

Because we have limited experience with land banking, we intend to start out on a relatively small scale. If it proves to be successful, an amendment to expand the activity will be submitted.

Property values are slightly higher in medium market areas. Vacant lots are not numerous. The strategy for these areas is to provide incentives that will facilitate the reuse of abandoned homes. We want to avoid demolition whenever possible and encourage construction of replacement structures when demolition is necessary.

It should also be noted that while NSP funds cannot be used for foreclosure prevention activities, we intend to support those activities through other resources. Funding is already provided to at least three agencies that provide housing counseling services, including foreclosure prevention guidance. Foreclosure prevention will continue to play an important role in our overall strategy.



Definitions and Descriptions:

Blighted structures may be demolished in areas designated for land banking activity. Because some of the structures may remain under private ownership at the time of demolition, the definition of blighted structure needs to agree with the definition of a dangerous building as found in the Kansas City, Missouri Property Maintenance Code: Sec. 56-532. Dangerous buildings or structures. (a) Dangerous buildings defined. All buildings or structures, portions or parts of a building or remains of a building or structure which may have any of the defects enumerated herein or in the building code shall be deemed a dangerous building and a nuisance provided that such conditions or defects exist to the extent that they are detrimental to the life, health, property, safety or welfare of the public, or its occupants are endangered. A building is a dangerous building whenever: (1) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base. (2) A portion thereof has wrecked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or snow than is required in the case of similar new construction. (3) The building or structure, or any portion thereof, because of dilapidation, deterioration, decay, vandalism or faulty construction or the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building or the deterioration, decay or inadequacy of its foundation or any other cause is likely to partially or completely collapse. (4) The building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls or wall coverings. (5) The building or structure has improperly distributed loads upon the floors or roofs, or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used. (6) A portion of the building has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe or damage and is less than the minimum requirements of the building code for similar new construction. (7) A door, aisle, passageway, stairway, fire escape or other means of egress is not of sufficient width or size, or is damaged, dilapidated, obstructed or otherwise unusable, or so arranged so as not to provide safe and adequate means of egress in case of fire or panic. (8) A portion of the building or member or appurtenance thereof (e.g., porch, chimney, signs) is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property. (9) The building or structure has any portion, member or appurtenance, ornamentation on the exterior thereof which is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of safely resisting wind pressure, or snow or other loads. (10) The building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filtequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease. (11) For any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used. (12) The building or structure or land it occupies exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition,

Low Income Targeting:

Our goal is to exceed 25% (\$1,830,934) of the funds for housing individuals or families whose incomes do not exceed 50 percent of the area median income.

Many low income families live in Kansas City and especially in the areas heavily impacted by foreclosures. Therefore, our goal will be to exceed the required minimum in order to provide assistance for these families.

Acquisition and Relocation:

We do not intend to demolish or convert any low- and moderate-income dwelling units. The information requested is as an alternative requirement to 42 U.S.C. 5304(d)(2)(A)(i) and (ii), which pertains to demolition or conversion of occupied or vacant occupiable lower income dwelling units. Demolition or conversion activity will be limited to vacant and non-occupiable housing units.

Public Comment:

A website was established on October 17, 2008: (<http://www.kcmo.org/neigh.nsf/web/HUDNSP?opendocument>). Public comments were received at the Third District Council meeting on October 13, 2008. Information regarding the program occurred at a meeting of the city council housing committee on October 22, 2008. Public testimony was received at meetings of the city council housing committee on October 29, 2008, and November 5, 2008.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
2009-01	Administration	AdminCity AdminEDC	City Administration EDC Administration
9999	Restricted Balance	<i>No activities in this project</i>	
B	B-Acquisition/Rehabilitation	BEDCLH25 BEDCLMMI BHabitatLH25	EDC Acq/Rehab LH25 EDC Acq/Reb LMMI Habitat Acq/Rehab LH25
Cancelled G	Cancelled G	Cancelled F	Cancelled F
E	E-Redevelopment	EHabitatLH25	Habitat Redevelopment LH25



Ivanhoe LH25
Ivanhoe LMMI

Ivanhoe LH25
Ivanhoe LMMI



Activities

Project # / Title: 2009-01 / Administration

Grantee Activity Number: AdminCity
Activity Title: City Administration

Activity Type:

Administration

Project Number:

2009-01

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 190,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 190,000.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kansas City1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Kansas City1

Organization Type

Unknown

Proposed Budget

\$ 190,000.00

Location Description:



Kansas City Housing Division

Activity Description:

Administration of NSP Program

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: AdminEDC
Activity Title: EDC Administration

Activity Type:

Administration

Project Number:

2009-01

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 815,579.47

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 815,579.47

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Economic Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Economic Development Corporation

Organization Type

Unknown

Proposed Budget

\$ 815,579.47

Location Description:

City of Kansas City, Missouri

Activity Description:

Administrative Activities for the NSP Program



Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: B / B-Acquisition/Rehabilitation

Grantee Activity Number: BEDCLH25
Activity Title: EDC Acq/Rehab LH25

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
B

Projected Start Date:
03/19/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
Under Way

Project Title:
B-Acquisition/Rehabilitation

Projected End Date:
09/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,275,878.67

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,275,878.67

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9



ELI Households (0-30% AMI)

of Properties

9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Economic Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Economic Development Corporation

Organization Type

Unknown

Proposed Budget

\$ 1,275,878.67

Location Description:

Targeted Census Tracts in Kansas City.

Activity Description:

Acquisition and Rehabilitation for housing units to serve LH25.

Environmental Assessment:

COMPLETED

Environmental Reviews: None

Grantee Activity Number: BEDCLMMI
Activity Title: EDC Acq/Reb LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

B-Acquisition/Rehabilitation

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,717,837.48

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,717,837.48

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	44		44	100.00
# of Households	44		44	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	44
# of Housing Units	44
# of Properties	44

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Economic Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Economic Development Corporation	Unknown	\$ 5,717,837.48



Location Description:

NSP Target area

Activity Description:

Residential rehabilitation on foreclose or abandoned properties.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: BHabitatLH25
Activity Title: Habitat Acq/Rehab LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

B-Acquisition/Rehabilitation

Projected End Date:

09/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 101,415.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 101,415.86

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
3	3		100.00
3	3		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

ELI Households (0-30% AMI)

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity

Organization Type

Unknown

Proposed Budget

\$ 101,415.86



Location Description:

Targeted Census Tract within Kansas City, Missouri

Activity Description:

Acquisition and Rehabilitation of housing units to serve LH25.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: Cancelled G / Cancelled G

Grantee Activity Number: Cancelled F
Activity Title: Cancelled F

Activity Type:

Administration

Project Number:

Cancelled G

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Cancelled

Project Title:

Cancelled G

Projected End Date:

03/18/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kansas City1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Kansas City1	Unknown	\$ 250,000.00

Location Description:

City of Kansas City will hold Administration Fees in a account that will be drawdown from with the proper submission of paperwork from Subrecipient.

Activity Description:

EDC will work with the Primary Developers who will select the properties for rehabilitation. EDC will ensure that project proposals are thorough and meet NSP and City requirements. EDC will review Primary Developers' rehabilitation specifications, cost estimate and final bid to ensure thoroughness and fair price. EDC will ensure that the selected homes are in target areas and that a buyer has been identified once the home has been completely rehabbed.

Environmental Assessment:

Environmental Reviews: None

Project # / Title: E / E-Redevelopment

Grantee Activity Number: EHabitatLH25
Activity Title: Habitat Redevelopment LH25

Activity Type:

Construction of new housing

Activity Status:

Under Way

Project Number:

E

Project Title:

E-Redevelopment

Projected Start Date:

03/19/2009

Projected End Date:

03/18/2013

Project Draw Block by HUD:

Project Draw Block Date by HUD:



Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Draw Block Date by HUD:

Total Budget:	\$ 1,186,000.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 1,186,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Total

10

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity

Organization Type

Unknown

Proposed Budget

\$ 824,000.00

Location Description:

Houses will be targeted throughout the NSP areas.

Activity Description:

Habitat for Humanity will be constructing new single-family homes in the NSP target areas. They will work directly with families whose income is below the 50% AMI.

Environmental Assessment:

COMPLETED



Environmental Reviews: None



Grantee Activity Number: Ivanhoe LH25
Activity Title: Ivanhoe LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

03/01/2015

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

E-Redevelopment

Projected End Date:

09/29/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 152,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 152,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ivanhoe Neighborhood Council

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ivanhoe Neighborhood Council

Organization Type

Non-Profit

Proposed Budget

\$ 152,000.00

Location Description:



39th and 71 highway

Activity Description:

single family for sale housing

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: Ivanhoe LMMI
Activity Title: Ivanhoe LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

01/01/2015

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

E-Redevelopment

Projected End Date:

09/29/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 760,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 760,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5		5	100.00
5		5	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5

#Sites re-used

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ivanhoe Neighborhood COuncil

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ivanhoe Neighborhood COuncil

Organization Type

Non-Profit

Proposed Budget

\$ 760,000.00



Location Description:

39th and 71 highway

Activity Description:

5 for sale single family units

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

Reviewer - Rejected 7/17/09 - No AP information.

Reviewer - Revisions to Land Bank Acquisition, Land Bank Disposition, and Land Bank Administration.

Reviewer - This revised Action Plan is being approved for the sole purpose of enabling the City to submit its QPR. Significant modifications to the Action Plan are still required and will be resubmitted to HUD upon approval of the QPR.

Reviewer - The City's revised activities, developed with consultation from a TA provider, are better reflective of the actual activities being undertaken by the City. All funds have been properly budgeted to eligible activities. Admin budgeted at 9.99%. LH25 activities budgeted at 28.8%.

Reviewer - Minor changes made to homebuyer activities. Slightly reduced LH25 activities, however LH25 commitments still total 27.8%.

Reviewer - 10-26-2011 - City revised activities with consultation from a TA provider and reflect actual activities being undertaken by the City (EDC). Admin activities = 9.9%; LH25 activities = 27.8%.

Reviewer - 4/4/2012 - Review of AP#2 indicates admin = \$846,605.66 (12%) which is over 10% cap. However, original application (this screen AP#1) indicates admin = \$732,373 (10%). In addition, AP#1 total budget for City/EDC does not equal proposed budget amounts. LH24 activities in AP#2 total \$2,250,747.87 (31%). LH activities in AP#1 proposed total amount = \$2,109,228 (29%). City should identify (in Action Plan comments) if AP#1 or AP#2 identifies correct revisions.

Reviewer - 4/30/12 - Grantee has submitted budget to reflect revisions/corrections requested.



Action Plan History

Version	Date
B-08-MN-29-0001 AP#1	07/21/2010
B-08-MN-29-0001 AP#2	10/26/2011
B-08-MN-29-0001 AP#3	04/30/2012
B-08-MN-29-0001 AP#4	07/08/2013
B-08-MN-29-0001 AP#5	09/20/2016
B-08-MN-29-0001 AP#6	10/05/2017
B-08-MN-29-0001 AP#7	05/29/2018

