

# Action Plan

**Grantee:** Kansas City, KS

**Grant:** B-11-MN-20-0001

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<b>LOCCS Authorized Amount:</b>	\$ 1,137,796.00
<b>Grant Award Amount:</b>	\$ 1,137,796.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 300,000.00
<b>Total Budget:</b>	\$ 1,437,796.00

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## Funding Sources

Funding Source	Funding Type
NSP3	Other Federal Funds

## Narratives

### Summary of Distribution and Uses of NSP Funds:

The Unified Government of Wyandotte County Kansas City, Kansas (UG) has received an allocation of \$1,137,796 and has prepared this substantial amendment to the UG's 2010 Action Plan in order to comply with the US Department of Housing and Urban Development (HUD) requirement of submission by the deadline of March 1, 2011. Upon approval of the application, the UG must expend 50 percent of the grant within 2 years and 100 percent within 3 years. Also, according to statutory requirement, funds must be used with respect to individuals and families whose income does not exceed 120 percent of area median income; 25 percent of the grant amount must be expended for households whose income is at our under 50 percent of area media income. The UG is requesting funds in the following eligible use areas: (B) acquisition and rehabilitation (D) demolition of blighted structures; (E) redevelopment of demolished or vacant properties and administration.

### How Fund Use Addresses Market Conditions:

The areas of greatest need were established by first considering that NSP3 guidelines require that the target area must have an individual or average combined index score that is no less than the lesser of 17 or the twentieth percentile most needy score in an individual state. The UG considered that the State of Kansas has a minimum requirement rating score of 12 or higher. Wyandotte County has 2 areas with scores of 19. At census tracts 439.05 and 407. After evaluation of all eligible greatest need aread by score, it was then determined that the following criteria would be used for each of the census tracts with risk scores of 19 and contiguous areas to comply with other HUD criteria for outcomes, i.e. areas with the highest number of foreclosed homes; areas most likely to meet the "deep targeting" requirement of no less than 25 percent of funds used to provide housing for households whose income do not exceed 50 percent of area median income; investment in neighborhoods that had the most need to be reconnected and revitalized with the economy, housing market, and social networks of the community and metropolitan area based on the date included in the recently developed for the 2010 Action Plan. The areas were then determined by geographical clusters and scores averaged. For instance, analysis shows that our selected target area has had consistently high-unemployment and a declining level of home-ownership, suggesting that traditional direct home-ownership strategies would need to be augmented with incremental approaches such as lease-purchase in coordination with development subsidies. In addition, our target area was chosen on its strategic placement at the confluence of I-635 and North 18th Street which directs nearly 100,00 vehicles by the area daily according to a 2008 Mid-America Reginal Council study. The strong need for stabilization as well as direct access to possible NSP3 recipients made our choice one of meeting need and ability to market effectively. The following area was determined to be the area of greatest need and represented the best opportunity for effective redevelopment: Area surrounding the geography of 22nd Street, west to 27th Street and Quindaro Avenue, north to Lathrop south to Hickman drive.

\*The UG will not use a tiered approach to distribute funds. Activities will be implemented in the identified neighborhood(s) as activity expenditures are determined appropriate during the 3 year time period. The UG's 2010 Consolidated plan may be viewed at the following website: [www.wycokck.org](http://www.wycokck.org)



### **Ensuring Continued Affordability:**

In order to comply with HUD requirements on achieving long-term affordability of NSP3 properties after acquisition/rehab or redevelopment, the Unified Government will comply with the standards for affordability as set forth in 24 CFR section 92.254:

Affordability periods =

- ,
- ,
- <\$15,000 in homeowner subsidy = 5 years
- ,
- \$15,000 - \$40,000 = 10 years
- ,
- >\$40,000 = 15 years
- ,
- ,

The Unified Government imposes the recapture requirement to ensure affordability. The recapture provisions will require that all or a portion of the NSP3 assistance to the buyer, if the property subsequently becomes NSP3 ineligible be returned to the Unified Government in order to assist in the development of further NSP3 unites. The Unified Government will seek to recapture all subsidy incurred if a property reverts to an ineligible status within the affordability period. Acceptable recapture options include: (A) recapture of the entire amount of assistance at sale, (B) reduction of subsidy pro rate, per years of eligible ownership during the affordability period, or (C) shared net proceeds.

### **Definition of Blighted Structure:**

The Unified Government will comply with the state of Kansas statutory definition of blighted structure at K.S.A. 12-1770a.

### **Definition of Affordable Rents:**

Per 24 CFR Part 92.252, HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of:

1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
2. A rent that does not exceed 30 percent of the adjusted income of family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.

### **Housing Rehabilitation/New Construction Standards:**

All new development properties and rehabs, to the greatest extent feasible, will incorporate Energy Star features and compliance. The UG recognizes that ongoing affordability is not only a function of the initial homebuyer experience, but of the ongoing maintenance and recurring costs of ownership. Therefore, it is our policy that each redevelopment meets the EPA Energy Star five star rating that enables a 20 -30 percent reduction in heating and cooling costs over 2004 International Residential Building Code (IRBC) standards, which will create a more affordable cost of home-ownership. We will continue to use our rigorous home construction standards in place for CDBG, HOME, and other federal and state housing programs. The UG has adopted the Energy Star 3 standard for all mechanical construction and will continue to follow the 2003 International Residential Building Code as well as HUD's "Single-Family Housing Rehabilitation Specifications, including Green Specs" in all vertical construction and development projects.

### **Vicinity Hiring:**

The UG already utilizes a competitive procurement process for development activities that includes provision for expanded opportunities to L/W/M/DBE in the bidding process. Vicinity contractors shall receive priority consideration when they are able to meet the same requirements for federal contracts as market rate contractors. In addition, the Unified Government will emphasize adherence to HUD's Section 3 hiring guidelines as referenced at 24 CFR 135.

The Unified Government will use staff that has skills gained from NSP 1, to undertake new construction activities in NSP 3. In coordination with key program consultants, such as housing organizations, in the work write - up and construction management phases the Unified Government will assess the target area for strategically place foreclosed and abandoned/vacant lots that will create a substantial reduction in housing decline and create a sustained visual impact.

### **Procedures for Preferences for Affordable Rental Dev.:**

Since there is an abundance of rental properties in the target area, resources may not be used for rental properties. A recent survey of the Wyandotte County area revealed a need for single-family housing over apartment/rentals, 66 percent to 33 percent. The general area is described in the recent Consolidation Plan as having the lowest owner-occupied housing rate in the City (42.3%). While the Unified Government's goal is to maintain no less than 62% owner-occupancy rate, we may have to use an interim process that incorporates lease-purchase options to overcome the credit barriers and low level of economic wealth facing residents of the target area. However, it is expected that with NSP3, NSP1 and other CDBG resources that are currently being applied to the vicinity that applicants will be drawn from other than the current residents.

### **Grantee Contact Information:**

Unified Government of Wyandotte County / Kansas City, Kansas  
701 N. 7th St., Rm. 823,  
Kansas City, Kansas 66101  
Wilba J. Miller  
913-573-5100



## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	Acquisition and Rehabilitation	NSP3001A-Acquisition	NSP3 Acquisition
		NSP3001B-Rehabilitation	NSP3 Rehabilitation
0002	Demolition	NSP3002-Demolition	NSP3 Demolition
0003	New Construction of Houses	NSP3003A-New Construction	NSP3 New Construction
		NSP3003B-New Construction LH	NSP3 New Construction LH
0004	Administration	NSP3004 - Administration	NSP3 Administration
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # / Title:** 0001 / Acquisition and Rehabilitation

**Grantee Activity Number:** NSP3001A-Acquisition  
**Activity Title:** NSP3 Acquisition

**Activity Type:**

Acquisition - general

**Project Number:**

0001

**Projected Start Date:**

03/01/2011

**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

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 16,193.54

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 16,193.54

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

1

1

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Par Development, LLC

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Par Development, LLC

**Organization Type**

For Profit

**Proposed Budget**

\$ 0.00



**Location Description:**

Quindaro Boulevard - 22nd to 27th Streets, Kansas City, Kansas

**Activity Description:**

Acquire 1 property for rehabilitation

11/6/12- Moving \$26,284.00 to New Construction

7/11/13 Moved \$1,022.46 to New Construction



**Grantee Activity Number:** NSP3001B-Rehabilitation  
**Activity Title:** NSP3 Rehabilitation

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0001

**Projected Start Date:**

03/01/2011

**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

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 24,441.94

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 24,441.94

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Unified Government of Wyandotte County

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Unified Government of Wyandotte County

**Organization Type**

Local Government

**Proposed Budget**

\$ 69,030.00

**Location Description:**



Quindaro Boulevard - 22nd to 27th Streets

**Activity Description:**

Rehabilitation of one unit  
11/6/12- Moving \$14,870.00 to New Construction  
7/11/12 Moved \$24,588.06 to New Construction

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**Project # / Title: 0002 / Demolition**

**Grantee Activity Number: NSP3002-Demolition**  
**Activity Title: NSP3 Demolition**

**Activity Type:**

Clearance and Demolition

**Project Number:**

0002

**Projected Start Date:**

03/01/2011

**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

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Area Benefit (Census)

**Activity Status:**

Planned

**Project Title:**

Demolition

**Projected End Date:**

02/28/2014

**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

**Proposed Accomplishments**

**# of Singlefamily Units**

**Total**  
2

**# of Housing Units**

2

**# of Properties**

2

**LMI%:**

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**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Unified Government of Wyandotte County

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Unified Government of Wyandotte County

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Funding Source Name**

NSP3

**Matching Funds**

No

**Funding Amount**

\$ 0.00

**Location Description:**

Quindaro Boulevard - 22nd to 27th Streets

**Activity Description:**

Demolition of 2 units  
11/6/12- Moving \$18,400.00 to New Construction;will not delete activity.

**Project # / Title: 0003 / New Construction of Houses**

**Grantee Activity Number: NSP3003A-New Construction**

**Activity Title: NSP3 New Construction**

**Activity Type:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

0003

**Project Title:**

New Construction of Houses

**Projected Start Date:**

03/01/2011

**Projected End Date:**

02/28/2014

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 794,588.96

**National Objective:**

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

**Most Impacted and Distressed Budget:** \$ 0.00

**Environmental Assessment:**

**Other Funds:** \$ 0.00



**Total Funds:** \$ 794,588.96

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	4		4	100.00
# of Households	4		4	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	4
# of Housing Units	4

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Unified Government of Wyandotte County

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Unified Government of Wyandotte County	Local Government	\$ 693,110.75

**Location Description:**

Quindaro Boulevard - 22nd to 27th Streets

**Activity Description:**

New construction of 4 new units for sale to low/mod persons

11/7/12- Moved \$59,554.00 to New Construction.

Moved the following funds:

Acquisitions- \$26,284.00

Rehabilitations- \$14,870.00

Demo-\$18,400.00

\$59,554.00 (total amount moved to New Construction)

1/30/2013- Moved \$32,000 from New Construction to New Construction LH.

6/21/2013- Deleted amount in "Other Funds" because I will add PI. Following directions of DRGR Help Desk. The following was emailed to me from the help desk.

If a grantee is attempting to modify an activity budget or a voucher and gets the generic "Unknown System Error – Contact Administrator", check to see if they have anything in the "Other Funds" for that activity. If they do, they can remove the other funds and proceed with the budget adjustment, but they will not be able to put the other funds back in until the emergency release occurs (they should put the information in the narrative).

To remove the amounts in the "Other funds" box, the amounts should be deleted (do NOT put a 0 in the box). Do NOT save on this page; instead, select the "Continue to Next Page" button, and once on the second page, THEN save.

6/21/13- Added \$63,637.00 of PI to Activity Budget Total

7/11/13 Moved \$25610.52 from Acquisition/Rehab to New Construction



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**Grantee Activity Number:** NSP3003B-New Construction LH  
**Activity Title:** NSP3 New Construction LH

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 0003

**Projected Start Date:**  
 03/01/2011

**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.

**Environmental Assessment:**

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 New Construction of Houses

**Projected End Date:**  
 02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 419,997.86

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 419,997.86

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Unified Government of Wyandotte County

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Unified Government of Wyandotte County	Local Government	\$ 419,997.86

**Location Description:**

Quindaro Boulevard - 22nd to 27th Streets

**Activity Description:**

New construction of houses for sale to LH to meet 25%

1/30/2013-Moved \$32,000 from New Construction to New Construction LH.

6/21/2013- Deleted amount in "Other Funds" because I will add PI. Following directions of DRGR Help Desk. The following was emailed to me from the help desk.

If a grantee is attempting to modify an activity budget or a voucher and gets the generic "Unknown System Error – Contact Administrator", check to see if they have anything in the "Other Funds" for that activity. If they do, they can remove the other funds and proceed with the budget adjustment, but they will not be able to put the other funds back in until the emergency release occurs (they should put the information in the narrative).

To remove the amounts in the "Other funds" box, the amounts should be deleted (do NOT put a 0 in the box). Do NOT save on this page; instead, select the "Continue to Next Page" button, and once on the second page, THEN save.

6/21/13- Added \$52,058.50 of PI to Activity Budget Total.

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**Project # / Title: 0004 / Administration**

**Grantee Activity Number: NSP3004 - Administration**  
**Activity Title: NSP3 Administration**

**Activity Type:**

Administration

**Project Number:**

0004

**Projected Start Date:**

03/01/2011

**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)

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 135,873.63

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 113,778.00

**Total Funds:** \$ 249,651.63



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Unified Government of Wyandotte County

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Unified Government of Wyandotte County	Local Government	\$ 113,778.00
Funding Source Name	Matching Funds	Funding Amount
NSP3	No	\$ 113,778.00

**Location Description:**

N/A

**Activity Description:**

Administration of NSP3 Program

**Action Plan Comments:**

- Reviewer - 8/8/2011 - Submission Incomplete. Need following information in addition to full activity descriptions:
  - Summary of Distribution and Uses of NSP Funds
  - How Fund Use Addresses Market Conditions
  - Ensuring Continued Affordability
  - Definition of Blighted Structure
  - Definition of Affordable Rents
  - Housing Rehabilitation/New Construction Standards
  - Vicinity Hiring
  - Procedures for Preferences for Affordable Rental Dev.
  - Grantee Contact Information
  
- Reviewer - Action Plan rejected. Grantee needs to enter all activities and budgeted amounts to equal the total grant award of \$1,137,796. mr 11/1/2011
  
- Reviewer - 11/22/11 - Action Plan rejected to enable grantee to make corrections, i.e., enter percentage of low mod beneficiaries for rehabilitated properties. mr
  
- Reviewer - 11/22/11: Kansas City, KS added the percentage of LMI beneficiaries for the rehabilitated properties, as requested. Overall, the narratives are similar to those approved in the City's NSP3 application and amended Action Plan. Total amounts budgeted for projects and activities appear to be reasonable. mr



Reviewer - Action Plan reviewed and approved. \$1,437,796 total budget equals LOCCS authorized amount of \$1,137,796 plus \$300,000 program income. Changes since last approved Action Plan include increasing Project #0003 New Construction budget by \$14,902.62, reducing Activity #NSP3003B-New Construction LH budget by \$39,645.41, and reducing Activity #NSP3004-Administration budget by \$4,405.04.

## Action Plan History

Version	Date
B-11-MN-20-0001 AP#1	11/22/2011
B-11-MN-20-0001 AP#2	08/10/2012
B-11-MN-20-0001 AP#3	08/20/2012
B-11-MN-20-0001 AP#4	09/27/2013
B-11-MN-20-0001 AP#5	07/15/2014
B-11-MN-20-0001 AP#6	01/29/2016
B-11-MN-20-0001 AP#7	07/13/2017

