

Action Plan

Grantee: Kansas City, MO

Grant: B-11-MN-29-0001

LOCCS Authorized Amount:	\$ 1,823,888.00
Grant Award Amount:	\$ 1,823,888.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 263,720.82
Total Budget:	\$ 2,087,608.82

Funding Sources

Funding Source	Funding Type
NSP3	Other Federal Funds
Kansas City Power & Light	Other Private Funds
Wells Fargo Bank	Financial Institution Money
US Dept of Energy	Other Federal Funds
University of Missouri Kansas City	Other Private Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

While the GIZ has suffered for many years from high levels of unemployment and high concentrations of vacant and abandoned properties, its prime location in proximity to the Country Club Plaza, downtown Kansas City, UMKC and the Stowers Institute for Medical Research along with the improvements identified above are expected to aid in the reversal of these trends and once again make it an attractive place to live and work. The activities that will be carried out under NSP3 will clearly serve to complement and enhance the activities already in process and those proposed for the GIZ. We will also be expanding the area of greatest needs one (1) block North to 38th street for the demolition of Horace Mann School which is located in the GIZ.

Meanwhile, the Ruskin area which has experienced significant foreclosure activity over the past several years has proved to be the most active area under NSP1 and NSP-Mo. and the City wants to continue to build on this success by including the neighborhood in NSP3. Area owner-occupants have also been receiving home improvement assistance for several years from Neighborhood Housing Services through the City's Minor Home Repair program. NHS has received CDBG assistance for the current program year to continue this program in Ruskin.

How Fund Use Addresses Market Conditions:

The City recognizes that the proposed total number of units (23) to be addressed (without considering program income) is less than the 20% of REO units presumed by HUD to be the minimum number to make a visible impact. However, by making strategic acquisitions and using methods such as the Wells Fargo CDC donation described in this item below to significantly reduce development costs, the City feels it can, in concert with the other investment dollars going into these target areas, achieve a visible and meaningful impact upon the neighborhoods with the limited NSP3 funds available. Another tool that could produce cost benefits in acquiring abandoned properties is an ordinance (#110072) just introduced in January by the City Council that would enable properties held by the Land Trust of Jackson County to be donated to neighborhood based nonprofit agencies that have a plan for repair and rehabilitation of the property. Currently, the property cannot be transferred for less than 2/3 of market value.



Ensuring Continued Affordability:

Rental rates published by HUD as high and low HOME rates will be used to define affordable rents. The low HOME rent is the maximum rent for households whose incomes are equal to or below 50% of area median income (AMI) and the high rents are the maximum rents for households whose income is between 50% and 120% of AMI. These are the same rent rates as are being used in the NSP1 program.

Definition of Blighted Structure:

A blighted structure is one that meets the definition of a dangerous building as found in the City's Property Maintenance Code, Section 56-532.

Definition of Affordable Rents:

Rental rates published by HUD as high and low HOME rates will be used to define affordable rents. The low HOME rent is the maximum rent for households whose incomes are equal to or below 50% of area median income (AMI) and the high rents are the maximum rents for households whose income is between 50% and 120% of AMI. These are the same rent rates as are being used in the NSP1 program.

Housing Rehabilitation/New Construction Standards:

City ordinance No. 080543 requires that "all new and gut rehabilitation residential buildings up to three stories be designed to meet the standard for Energy Star Qualified New Homes (achieving a rating of equal to or less than 85 on the Home Energy Rating System Rating Scale). All procedures used for this rating shall comply with the National Home Energy Rating System guidelines."

Although no gut rehabilitation or construction of mid-rise multifamily housing is anticipated, if it should occur it will be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent. To the extent feasible and applicable to the work undertaken in rehabilitation, the City will utilize energy efficient and environmentally friendly green elements including those found in Attachment C to the NSP3 Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Program Formula Grants. Rehabilitation efforts to the extent practicable will also attempt to replace older obsolete products and appliances with Energy Star-46 labeled products. In addition, water efficient toilets, showers and faucets with the WaterSense label will be installed as replacements.

All single-family structures (1-4 units) to be rehabilitated under NSP3 will be required to meet the Single-family Minimum Housing Rehabilitation Standards found in Attachment B. Multifamily housing must be rehabilitated to the standards contained in the Kansas City Building and Rehabilitation Code as well as Federal Housing Quality Standards (HQS).

Vicinity Hiring:

Subrecipients, developers and contractors who hire new employees will be required, to the maximum extent possible, to hire workers who reside in the NSP3 program area and contract with small businesses that are owned or operated by persons residing in the vicinity of the project. This process will be an extension of the extremely successful Section 3 requirement that has been enforced in the City's NSP1 program.

Procedures for Preferences for Affordable Rental Dev.:

In the event a property is to be used for rental occupancy, it would be made available to nonprofit agencies with the provision that rents remain affordable. The property subsidy will be structured accordingly to provide this long term affordability.

Grantee Contact Information:

Jerome Robins who is the Program Manager for the City's NSP1 and MO-NSP program will be the point of contact for NSP3. Dan Schmelzinger who is the Division Manager will also be a point of contact for the program as well.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
2011-01	Administration	AdminCity AdminEDC	City Administration EDC Administration
9999	Restricted Balance	<i>No activities in this project</i>	
B	B-Acquisition/Rehabilitation	BEDCLH25	EDC Acq/Rehab LH25
C	C Demolition	2012-03	Demolition
D	Redevelopment	BEDCLMMI	Redevelopment



Activities

Project # / Title: 2011-01 / Administration

Grantee Activity Number: AdminCity
Activity Title: City Administration

Activity Type:

Administration

Project Number:

2011-01

Projected Start Date:

03/11/2011

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)

Activity Status:

Planned

Project Title:

Administration

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 60,188.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 60,188.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Kansas City2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Kansas City2

Organization Type

Local Government

Proposed Budget

\$ 60,188.00

Location Description:



Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: AdminEDC
Activity Title: EDC Administration

Activity Type:

Administration

Project Number:

2011-01

Projected Start Date:

03/11/2011

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)

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

Administration

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 122,200.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 122,200.00

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

Non-Profit

Proposed Budget

\$ 122,200.00

Location Description:

Activity Description:



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:

03/11/2011

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.

Activity Status:

Under Way

Project Title:

B-Acquisition/Rehabilitation

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 427,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 427,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total Low Mod Low/Mod%

0.0

Owner Households

0.0

of Households

0.0

Proposed Accomplishments

of Singlefamily Units

Total

5



of Multifamily Units

of Housing Units

5

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

Non-Profit

Proposed Budget

\$ 427,000.00

Location Description:

Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: C / C Demolition

Grantee Activity Number: 2012-03

Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

C

Projected Start Date:

12/15/2012

Project Draw Block by HUD:

Not Blocked

Activity Status:

Under Way

Project Title:

C Demolition

Projected End Date:

02/15/2013

Project Draw Block Date by HUD:



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 Draw Block Date by HUD:

Total Budget:	\$ 419,196.91
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 419,196.91

Benefit Report Type:

NA

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
# of buildings (non-residential)	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kansas City2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Kansas City2	Local Government	\$ 320,000.00

Location Description:

Horace Mann School that is located in the targeted area of the GIZ.

Activity Description:

Demolition of Horace Mann School that is located in the targeted area of the GIZ.

Environmental Assessment:

Environmental Reviews: None



Project # / Title: D / Redevelopment**Grantee Activity Number: BEDCLMMI**
Activity Title: Redevelopment**Activity Type:**

Rehabilitation/reconstruction of residential structures

Project Number:

D

Projected Start Date:

11/30/2012

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:

Redevelopment

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 888,360.73**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 888,360.73**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	14			0.00
# of Households	14			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	14
# of Housing Units	14



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	Non-Profit	\$ 888,360.73

Location Description:

3800 block of Euclid/Garfield, Kansas City, Missouri North of the Horace Mann School that will be demolished.

Activity Description:

Redevelopment will take place North of the Horace Mann Schoool for seven (7) Duplexes that will be built.

Environmental Assessment:

Environmental Reviews: None

Action Plan Comments:

Reviewer - Grantee has received TA regarding DRGR Action Plan setup and program guidance. Corrections made from initial FO review.

Action Plan History

Version	Date
B-11-MN-29-0001 AP#1	11/20/2012
B-11-MN-29-0001 AP#2	03/10/2013
B-11-MN-29-0001 AP#3	03/11/2013
B-11-MN-29-0001 AP#4	04/08/2014
B-11-MN-29-0001 AP#5	04/17/2018

