



2023-2024

ANNUAL ACTION PLAN

Executive Summary

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

1. Introduction

Blue Springs has been an Entitlement Community of the Community Development Block Grant (CDBG) program through the U.S. Department of Housing & Urban Development (HUD) since 2006. The City has utilized annual funding allocation since 2006 to support programs and activities that meet national objectives, including benefits to low-moderate income persons and areas and projects that address slum and blight. The City is required to develop and adopt a Consolidated Plan every 5 years to identify community needs, prioritize needs, and develop goals and objectives during the 5-year period. Programs and activities that are designed to address needs identified in the Consolidated Plan are approved with the Annual Action Plan. The 2023-2024 Annual Action Plan covers the fifth and final year of the 2022-2026 Consolidated Plan.

As part of the development of the 2023-2024 Annual Action Plan, the City consulted with public service organizations and agencies that serve Blue Springs. These organizations and agencies provided information on needs that they have identified through working with persons in the community, particularly individuals who are low-moderate income, individuals with special needs or disabilities, and individuals who are homeless or may be at risk of becoming homeless. The needs identified by each organization and agency are included in the Annual Action Plan, in addition to data that has been collected to better quantify the needs of Blue Springs residents.

The 2023-2024 Annual Action Plan includes proposed programs and activities that will be undertaken during the program year.

2. Summarize the objectives and outcomes identified in the Plan

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

The City will continue to focus on the needs identified through the consultation and public participation process of the 2022-2026 Consolidated Plan. Proposed programs and activities align with one or more goals of the Consolidated Plan, including:

- Reinvesting in Downtown and existing neighborhoods;
- Providing assistance for first time home buyers;
- Supporting public services for low-moderate income persons and areas;
- Supporting affordable and accessible housing;
- Supporting administration and planning; and
- Local and regional Assessment of Fair Housing factors.

3. Evaluation of past performance

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

The City's knowledge of the needs of low-moderate income residents and residents at risk of homelessness has increased since becoming an Entitlement Community in 2006. Focusing on programs and activities that benefit low-moderate income persons and areas, as well as blighted areas, has helped the City to better understand the challenges facing residents in different neighborhoods throughout the community. Programs have been improved over time, as each year brings new requests to consider. With limited available funding, the City is challenged to determine the best way to allocate funds to maximize positive impacts to individual residents and the community as a whole. The City has also increased participation with local and regional public service agencies, including on efforts that extend beyond the CDBG program.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Will be completed with final draft.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Will be completed with final draft.

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

Will be completed with final draft.

7. Summary

Will be completed with final draft.

The Process

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

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

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

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	BLUE SPRINGS	
CDBG Administrator	BLUE SPRINGS	Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Narrative

The Community Development Department with the City of Blue Springs is responsible for administering the CDBG program for Blue Springs.

Annual Action Plan Public Contact Information

Persons interested in more information on the Annual Action Plan, Consolidated Plan, Citizen Participation Plan, or any CDBG-funded projects, activities, or other plans should contact Cara Elbert, Asst. Director Community Development by phone at 816-220-4504, email at celbert@bluespringsgov.com, or by mail or in person at City Hall, 903 W. Main St., Blue Springs, MO 64015.

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

1. Introduction

The Annual Action Plan has been developed with consultation from local and regional public services agencies and organizations, as well as input from citizens, staff, advisory committee members, and local elected officials.

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

The City coordinates with multiple public service agencies and organizations on gathering data on needs in Blue Springs. Since not all City programs address all potential housing needs in the community, staff direct persons in need to local or regional agencies that may be able to provide assistance.

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.

The Greater Kansas City Coalition to End Homelessness provides data on homelessness in Jackson County. The City directs persons experiencing homelessness to a local social service agency, such as the Community Services League (CSL), that can either provide emergency assistance or can direct persons to shelter or housing that best meets their needs.

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

The City of Blue Springs does not receive ESG funds.

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

Table 2 – Participation from agencies, groups and organizations

1	Agency/Group/Organization	Community Services League
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CSL was consulted through email invitation to make public comments and attend public hearings. The City has consulted with CSL in the past and will continue to do so in the future. The CSL is the primary public service agency in Blue Springs, and therefore is the first place persons in need are directed to contact.
2	Agency/Group/Organization	Truman Heritage Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity (Truman Heritage) was consulted through email invitation to make public comments and attend public hearings. City staff spoke with the Executive Director to discuss the needs in Blue Springs and how Habitat for Humanity can provide assistance. The City will continue to work with Habitat for Humanity on addressing needs in Blue Springs, especially housing.
3	Agency/Group/Organization	Housing Authority of Independence

	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Independence PHA was consulted through email invitation to provide public comments and attend public hearings. The Independence PHA was helpful in providing data on the number of households in Blue Springs currently utilizing vouchers and how many households are on waiting lists. The PHA also provided information on what type of housing is most needed in Blue Springs. The City will continue to work with the PHA on determining housing needs in the community.
4	Agency/Group/Organization	Hope House
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hope House was consulted through email invitation to provide public comments and attend public hearings. Hope House assisted the City with data on domestic violence and the estimated number of victims in Blue Springs. The City will continue to work with Hope House on monitoring domestic violence and working to reduce incidents in the community.
5	Agency/Group/Organization	Housing Authority of Kansas City, MO
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Kansas City, MO PHA was consulted through email invitation to provide public comments and attend public hearings. The PHA provided data on the number of vouchers currently in use in Blue Springs and the number of households on waiting lists. The PHA also provided insight into what type of housing units are in most demand and where additional housing is needed. The City will continue to coordinate with the Kansas City, MO PHA in the future to identify housing needs in the community.
6	Agency/Group/Organization	Housing Authority of Independence, MO
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Independence, MO PHA was consulted through email invitation to provide public comments and invited to attend public hearings. The PHA provided data on the number of vouchers currently in use in Blue Springs and the number of households on waiting lists. The PHA also provided insight into what type of housing units are in most demand. The City will continue to coordinate with the Independence, MO PHA in the future to identify housing needs in the community.
7	Agency/Group/Organization	Homeless Services Coalition
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Services Coalition (of Greater Kansas City) was consulted through email invitation to provide public comments and attend public hearings. The HSCGKC has consistently provided the City with annual data on homelessness in Jackson County, which is helpful in identifying the needs and demographics of persons and households most at risk of being or becoming homeless. The City will continue to coordinate with the HSCGKC in the future on identifying homeless persons to better understand their needs and how to reduce homelessness in the community and region.
8	Agency/Group/Organization	Blue Springs School District
	Agency/Group/Organization Type	School District
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Blue Springs School District (BSSD) was consulted through email to provide public comments and attend public hearings. The BSSD provides annual updates on the number of homeless students in the school district, which is helpful in understanding the state of homelessness in Blue Springs. The City will continue to work with BSSD in determining the number of homeless students in the school district and to better understand the needs of homeless students.
9	Agency/Group/Organization	Hillcrest Transitional Housing of Eastern Jackson County

	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hillcrest Transitional Housing was consulted through email to provide public input and attend public hearings. Hillcrest Transitional Housing provided input on potential locations of homeless individuals in Blue Springs, as well as the demand for additional workforce housing in Eastern Jackson County.
10	Agency/Group/Organization	Downtown Blue Springs Main Street, Inc
	Agency/Group/Organization Type	Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Downtown Blue Springs Main Street, Inc. organization (Downtown Alive) was consulted for ongoing needs and goals for the Downtown area. Downtown Blue Springs is designated as a slum and blight area (blight study last updated in 2018) and is in the center of the City's low-moderate income census tracts and block groups. Continued economic development in the downtown area helps to expand employment and service opportunities for surrounding residential areas.

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

The City consulted the major social service agencies and organizations that serve Blue Springs. The City also contacted other area organizations for any needs or comments and invited them to attend public hearings and review the draft plan.

Organizations that were contacted by email, but provided no comments, include: Blue Springs School District, Rainbow Center for Communicative Disorders, Truman Heartland Community Foundation, Truman Heritage Habitat for Humanity, Independence PHA, Kansas City (MO) PHA, Lee's Summit PHA, Greater Kansas City Coalition to End Homelessness, City of Independence, City of Lee's Summit, HCA Healthcare (Centerpoint Medical Center), Prime Healthcare (St. Mary's Medical Center), OATS Transit, Central Jackson County Fire Protection District, The Whole Person, and Hillcrest Transitional Housing.

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?
Continuum of Care	Greater Kansas City Coalition to End Homelessness	

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Email	Public service agencies, non-profits, and other local organizations	An email was sent on April 13, 2023 to public service agencies, non-profits, and other local organizations serving low-moderate income residents in Blue Springs, including Public Housing Authorities serving Blue Springs.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	A public notice was published in The Examiner newspaper on May 13, 2023 notifying the public of 2 public hearings held by the CDBG Advisory Committee on June 1, 2023 and June 6, 2023.			
3	Public Hearing	Non-targeted/broad community	A public hearing was held by the CDBG Advisory Committee on Thursday, June 1, 2023 at 6:00 PM at City Hall (903 W. Main St.) to review requests for funding and assistance, past and current projects and activities, and what projects and activities should be considered in the future.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	A public hearing was held by the CDBG Advisory Committee on Tues. June 6, 2023 at 6:00 PM at City Hall (903 W. Main St.) to review funding proposals and draft of the 2023-2024 Annual Action Plan.			

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Community Development Block Grant (CDBG) is the only HUD program available to the City to address community development needs. Area Public Housing Authorities (PHAs) also receive funds from HUD to help administer their programs that provide assistance to low-moderate income families in Blue Springs. Other public service agencies may receive other public funding sources, including from other area communities through CDBG.

Anticipated Resources

Table 5-Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Public Improvements Public Services	\$245,596	\$26,110	\$396,681.95	\$668,387.95	\$0	CDBG allocation expected for 2023-2024 program year.

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

The CDBG funding allocation will leverage other resources, which vary by program or activity. Programs that benefit low-moderate income

households, including Minor Home Repair and First Time Home Buyer, typically include additional funds provided by the homeowner or homebuyer, as well as Park Improvements in in an LMI Census Tract. Facade grants are matching grants, which the property owner to pay at least half of the improvement costs. Non-profits and public service agencies receive funding from other sources in addition to CDBG. Recipients of the Fieldhouse Scholarships program pay a percentage of the cost of the scholarship based on income level. Administration funds cover the cost of public notices, recording fees, environmental reviews, and plans and studies. Staffing is covered by the City's general funds and not CDBG funds.

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

N/A

Discussion

The 2023-24 program year is the second year of the 5-year 2022-2026 Consolidated Plan. The program funding is in the amount of \$668,387.95, which includes an annual allocation of \$245,596, reprogramming of pre-2022 funds of \$396,681.95, and reprogramming of program income received from grant repayments of \$26,110.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 6-Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reinvestment in Downtown and Existing Neighborhoods	2022	2026	Non-Housing Community Development	Low-Mod Downtown Blue Springs	Reinvest in Downtown & Existing Neighborhoods, Public Services for LMI Persons and Areas, Administration & Planning	CDBG \$25,000	Façade treatment/business building rehabilitation: 2 Businesses
2	Reinvestment in Downtown and Existing Neighborhoods	2022	2026	Non-Housing Community Development	Low-Mod Downtown Blue Springs	Reinvest in Downtown & Existing Neighborhoods, Public Services for LMI Persons and Areas, Administration & Planning	CDBG \$32,600	Improvements to Public Lighting and Utilities
3	Financial Assistance to LMI Households	2022	2026	Affordable Housing Maintain Existing Housing & Facilities	City-Wide	Reinvest in Downtown & Existing Neighborhoods Provide Assistance for First Time Home Buyers, Affordable and Accessible Housing AFH Factor: Minor Home Repair Program AFH Factor:	CDBG: Minor Home Repair \$130,000 CDBG: First Time Home Buyer \$24,000	Homeowner Housing Rehabilitate: 26 Household Housing Units Direct Financial Assistance to Homebuyers: 8 Households Assisted

						Assistance & Support to Homeowners AFH Factor: First Time Home Buyers		
4	Support Public Agencies	2022	2026	Homeless Non-Homeless Special Needs Non-Housing Community Development	Low-Mod Downtown Blue Springs	Reinvest in Downtown & Existing Neighborhoods, Public Services for LMI Persons and Areas	CDBG: \$36,839.40	Public Service activities through Hope House and Community Services League
5	Reinvest In Existing Neighborhoods	2022	2026	Non-Housing Community Development	Low-Mod Blue Springs	Reinvest in Existing Neighborhoods by Supporting Park Improvements by Replacing a Deteriorating Restroom in Rotary Park.	CDBG \$400,000	Public Services
5	Encourage Diversity of Housing Options	2022	2026	Affordable Housing Non-Homeless Special Needs		Reinvest in Downtown & Existing Neighborhoods, Affordable and Accessible Housing, Administration & Planning		
6	AFH Local: Minor Home Repair Program	2022	2026			Reinvest in Downtown & Existing Neighborhoods, Affordable and Accessible Housing, AFH Factor: Minor Home Repair	CDBG: Minor Home Repair \$130,000	

						Program AFH Factor: Assistance & Support to Homeowners		
7	AFH Local: Assistance & Support to Homeowners	2022	2026			Reinvest in Downtown & Existing Neighborhoods, Affordable and Accessible Housing, AFH Factor: Minor Home Repair Program AFH Factor: Assistance & Support to Homeowners		
8	AFH Local: Review Codes & Incentives	2022	2026	Affordable Housing Non-Homeless Special Needs		Reinvest in Downtown & Existing Neighborhoods, Affordable and Accessible Housing, Administration & Planning AFH Factor: Review Codes & Incentives		
9	AFH Local: First Time Homebuyers	2022	2026	Affordable Housing		Provide Assistance for First Time Home Buyers, AFH Factor: First Time Home Buyers	CDBG: \$24,000	Direct Financial Assistance to Home Buyers: 8 Households Assisted
10	AFH Reg: Regional Transportation	2022	2026	AFH		AFH Factor: Regional Transportation		

	for Jobs					for Jobs		
11	AFH Reg: Regional Fair Housing Information	2022	2026	Affordable Housing Public Housing Non-Homeless Special Needs		AFH Factor: Fair Housing Information Access		
12	AFH Reg: Fair Housing Information	2022	2026	AFH		AFH Factor: Fair Housing Education		
13	AFH Reg: Regional Housing Voucher System	2022	2026	Public Housing		AFH Factor: Education/Job Training		
14	AFH Reg: Education/Job Training	2022	2026	AFH		AFH Factor: Education/Job Training		
15	AFH Reg: Housing Locator Service Vouchers	2022	2026	Public Housing		AFH Factor: Housing Locator Service-Vouchers		
16	AFG Reg: Affordable Housing Information	2022	2026	AFH		AFH Factor: Affordable Housing Information		
17	AFH Reg: Regional Transit Plan	2022	2026	Non-Housing Community Development AFH				
18	AFH Reg: Adult Education	2022	2026	AFH		AFH Factor: Adult Education		
19	AFH Reg: Adult Education	2022	2026	Non-Homeless Special Needs		AFH Factor: Adult Education		

20	AFH Reg: AFH Metrics	2022	2026	AFH		AFH Factor: Universal Design Standards		
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Table 7-Goals Descriptions

1	Goal Name	Redevelop Downtown Blue Springs
	Goal Description	Invest in the redevelopment of Downtown Blue Springs through projects targeting LMI Households and Populations.
2	Goal Name	Financial Assistance to LMI Households
	Goal Description	Assist LMI homeowners in home repairs that help homeowners remain in their homes and have a positive impact on the neighborhood; and assist LMI first time home buyers with the purchase of their first home.
3	Goal Name	Reinvest In Existing Neighborhoods
	Goal Description	Support infrastructure improvements in LMI neighborhoods, including replacement of streets, sidewalks, trails, and ADA improvements; support park improvements in LMI neighborhoods; and support rehabilitation and reuse of existing buildings that create economic opportunities in LMI neighborhoods.
4	Goal Name	Support Public Service Agencies
	Goal Description	Support public service agencies that provide services to LMI income clientele or LMI income areas.
5	Goal Name	Encourage Diversity of Housing Options
	Goal Description	
6	Goal Name	AFH Local: Minor Home Repair Program
	Goal Description	Increase funds as needed for the minor home repair needs of older adults and members of protected classes that are low-income to allow more homes to be fixed through the Minor Home Repair Program.
7	Goal Name	AFH Local: Assistance & Support to Homeowners
	Goal Description	Provide resources such as technical assistance, volunteer services, and possible grants that low-income older adult homeowners can use to avoid property code violations.

8	Goal Name	AFH Local: Review Codes & Incentives
	Goal Description	Review local zoning codes to incentivize the construction of accessible units in higher density, mixed-use locations and to allow for a broader range of affordable housing options for older adults and protected classes, including accessory dwellings and co-housing.
9	Goal Name	AFH Local: First Time Home Buyers
	Goal Description	Target outreach that serve members of protected classes that are low-moderate income residents to take advantage of the First Time Home Buyers program which provides up to \$3,000 in financial assistance and homeownership education.
10	Goal Name	AFH Reg: Regional Transportation for Jobs
	Goal Description	Form partnerships between local governments, private employers, and neighborhood organizations to develop transportation options that connect low-income and protected populations living in concentrated areas of poverty with job opportunities.
11	Goal Name	AFH Reg: Fair Housing Information
	Goal Description	Establish a central location for the public to access fair housing information.
12	Goal Name	AFH Reg: Fair Housing Education
	Goal Description	Establish a fair housing education program for landlords, realtors, and lenders.
13	Goal Name	AFH Reg: Regional Housing Voucher System
	Goal Description	Work with local housing authorities to explore a regional approach to housing voucher utilization.
14	Goal Name	AFH Reg: Education/Job Training
	Goal Description	Continue to develop and refine the education and job training component of KC Rising and provide guidance to local institutions in targeting these efforts.
15	Goal Name	AFH Reg: Housing Locator Service-Vouchers
	Goal Description	Develop regional housing locator service to help voucher holders find the most appropriate housing.
16	Goal Name	AFH Reg: Lot Size Zoning Code
	Goal Description	Develop model zoning code for smaller houses on smaller lots and small (4-12 unit) multi-family.

17	Goal Name	AFH Reg: Affordable Housing Information
	Goal Description	Develop informational materials for local governments and community organizations to use to educate the public about the need for affordable housing.
18	Goal Name	AFH Reg: Regional Transit Plan
	Goal Description	Update the regional transit plan and reconfigure transit routes to better connect affordable housing, and their protected population residents, with employment centers.
19	Goal Name	AFH Reg: Univ'l Design for Public Subsidy Units
	Goal Description	Develop model incentive policy to require any multi-unit housing construction or substantial renovation receiving a public subsidy to include some affordable, accessible units that meet universal design standards.
20	Goal Name	AFH Reg: Model Zoning Codes
	Goal Description	Develop model zoning codes to encourage accessible affordable housing units near transit or other key services at activity centers.
21	Goal Name	AFH Reg: Adult Education
	Goal Description	Promote the use of the KC Degrees and KC Scholars to help adults in protected populations return and complete college.
22	Goal Name	AFH Reg: Universal Design Standards
	Goal Description	Advocate to Missouri Housing Development Commission and Kansas Housing Resources Commission to include universal design standards beyond HUD and ADA minimums in their projects.
23	Goal Name	AFH Reg: Expand CDFIs and Tax Credits
	Goal Description	Expand the use of CDFIs and New Market Tax Credits in neighborhoods with concentrations of persons in protected classes and low-income residents.
24	Goal Name	AFH Reg: AFH Metrics
	Goal Description	Establish metrics to meet fair housing and affordable housing goals.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects proposed in the 2023-24 program year are generally continuations of existing programs that have proven successful, including the Minor Home Repair Program and First Time Home Buyer Program. These are also programs that were seen as the most important to continue with the 2016 Assessment of Fair Housing by providing affordable housing for low-moderate income families. Other projects that will be carried forward include the funding of public services for Community Services League (CSL), Hope House, and Fieldhouse Recreation Scholarships; funding of the Commercial Facade Grant Program to support economic development in a slum/blight area; and a Park Improvements Program to assist with parks and recreation improvements in low-moderate income areas. Funding for a Sidewalk Improvement Program has been re-added to the program after a couple of years absence to assist with ADA sidewalk improvements in low-moderate income areas. Program administration and planning will be utilized to administer programs and planning efforts.

Projects

Table 8- Project Information

#	Project Name
1	Minor Home Repair Program
2	First Time Home Buyer Program
3	Fieldhouse Recreation Scholarships
4	Commercial Facade Grant Program
5	Community Services League support
6	Hope House support
7	Park Improvements Program
9	Administration & Planning
10	AFH Local: Minor Home Repair Program
11	AFH Local: Assistance & Support to Homeowners
12	AFH Local: Review Codes & Incentives
13	AFH Local: First Time Home Buyers
14	AFH Regional: Expand use of CDFIs and Tax Credits
15	AFH Regional: Fair Housing Information
16	AFH Regional: Fair Housing Education
17	AFH Regional: Universal Design Standards
18	AFH Regional: Regional Housing Voucher System
19	AFH Regional: Lot Size Zoning Code

#	Project Name
20	AFH Regional: Housing Locator Services - Vouchers

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

Funds are proposed to be allocated as follows:

Category	Maximum/Minimum Required	Proposed	Difference
Administration	\$49,119.20 max.	\$20,000	-\$29,119.20
Public Services	\$36,839.40 max.	\$36,750	-\$89.40
LMI Benefit	\$447,845 min.	\$554,000	+\$106,155
Slum/Blight Benefit	\$67,678.80 max.	\$53,678	\$0

Administration: 20% max. of allocation (\$245,596) = \$49,119.20
Public Services: 15% max. of allocation (\$245,596) = \$36,839.40
LMI Benefit: Min. 70% of total program (\$668,387.95) minus administration = \$447,845
Slum/Blight Benefit: Max. 30% of allocation minus administration (\$245,596) = \$53,678

Allocations are made based on meeting the goals and needs of the Consolidated Plan and Annual Action Plan. Requests for funding received from public service agencies and non-profits are also reviewed. The City continues to fund a mix of projects that have proven to be successful in the past, including assistance to low-moderate income homeowners; public services and non-profit support; and infrastructure improvements. Funding for these projects are adjusted annually based on usage over the previous year. The most difficult obstacle in addressing underserved needs is the funding cap for public services, where the City has to be strategic in allocating funds as there is more demand than there is funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	Minor Home Repair Program
	Target Area	City Wide
	Goals Supported	Reinvest In Existing Neighborhoods AFH Local: Minor Home Repair Program AFH Local: Assistance & Support to Homeowners
	Needs Addressed	Reinvest in Downtown & Existing Neighborhoods Affordable and Accessible Housing AFH Factor: Minor Home Repair Program AFH Factor: Assistance & Support to Homeowners
	Funding	CDBG: \$130,000
	Description	Supports low-moderate income homeowners with rehabilitation of single-family homes. Eligible repairs include exterior improvements, weatherization improvements, and exterior ADA improvements that help homeowners remain in their homes and positively impact the neighborhood.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 26 low-moderate income households will be assisted by the Minor Home Repair Program. Qualifying households are limited to owner-occupied single-family housing units.
	Location Description	Single-family residences within the City of Blue Springs city limits are eligible.
	Planned Activities	The Minor Home Repair Program will provide up to \$5,000 in grant funds to assist low-moderate income households with eligible repairs and improvements.

2	Project Name	First Time Home Buyer Program
	Target Area	City Limits of Blue Springs
	Goals Supported	Financial Assistance to LMI Households Reinvest In Existing Neighborhoods AFH Local: First Time Home Buyers
	Needs Addressed	Reinvest in Downtown & Existing Neighborhoods Provide Assistance for First Time Home Buyers AFH Factor: First Time Home Buyers
	Funding	CDBG: \$24,000
	Description	The First Time Home Buyer Program provides financial assistance for closing costs and/or down payment assistance for qualified low-moderate income households purchasing their first home.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 low-moderate income households will be assisted by the First Time Home Buyers program.
	Location Description	Single-unit dwellings (including single-family, townhouse, or condominium units) are eligible for the program provided the unit is located within the City of Blue Springs city limits.
	Planned Activities	The program provides up to \$3,000 in grant funds for closing costs and/or down payment assistance for qualified low-moderate income households. Down payment assistance is capped at 50% of total down payment.
3	Project Name	Fieldhouse Recreation Scholarships
	Target Area	City Wide
	Goals Supported	Support Public Service Agencies
	Needs Addressed	Public Services for LMI Persons and Areas
	Funding	CDBG: \$4,000
	Description	Provides low-moderate income households with recreational access to the Blue Springs Fieldhouse at a reduced rate based on income level.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 20 low-moderate households will be benefit from the Fieldhouse Scholarships program.
	Location Description	The Fieldhouse is located at 425 NE Mock Avenue. Households must reside within the Blue Springs city limits to be eligible for the scholarships.
	Planned Activities	The Blue Springs Fieldhouse provides indoor recreation year-round which provides physical and social health benefits to the community. Memberships partially covered by the Scholarships include use of the fitness center, free classes, free use of Kids Corner (if children are included in membership), use of sports courts, turf field, and indoor track (depending on schedule).
4	Project Name	Commercial Facade Grant Program
	Target Area	Downtown Blue Springs
	Goals Supported	Redevelop Downtown Blue Springs
	Needs Addressed	Reinvest in Downtown & Existing Neighborhoods
	Funding	CDBG: \$25,000
	Description	Rehabilitation funds available for commercial properties in designated slum and blight areas that can be used to encourage rehabilitation of vacant or underutilized properties and the correction of code violations. The rehabilitation of buildings benefit adjacent properties and neighborhoods through reinvestment and economic opportunity.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Commercial or mixed-use property must be within a designated slum and blight area.
	Planned Activities	Commercial facade rehabilitation can be used for exterior improvements to enhance the building, including lighting, awnings, windows, doors, wall repair, tuckpointing, and wall signage, as well as the correction of code violations, including improvements to meet ADA requirements.
5	Project Name	Community Services League Support

	Target Area	City Wide
	Goals Supported	Support Public Service Agencies
	Needs Addressed	Public Services for LMI Persons and Areas
	Funding	CDBG: \$20,000
	Description	Community Services League will assist in covering short-term rent and utility assistance (subsistence payments) to prevent homelessness and assisting households in locating long-term housing.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 70 low-moderate income households will benefit from subsistence payments provided through CSL.
	Location Description	The Blue Springs Community Services League office is at 200 SW 10th Street in downtown Blue Springs.
	Planned Activities	Community Services League will provide short-term utility and rent/housing assistance to low-moderate income households in Blue Springs.
6	Project Name	Hope House Support
	Target Area	
	Goals Supported	Support Public Service Agencies
	Needs Addressed	Public Services for LMI Persons and Areas
	Funding	CDBG: \$12,750
	Description	Provide public service funding for Hope House, an organization that provides services to victims of domestic violence and their families.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 households will be assisted with domestic violence counseling through Hope House. All households are presumed to be low-moderate income based on the usage of the funds.
	Location Description	Counseling/therapy sessions will be provided in Blue Springs.
	Planned Activities	Hope House will provide up to 144 individual therapy sessions in Blue Springs to assist victims of domestic violence and their families.

7	Project Name	Park Improvements Program
	Target Area	Low-Mod
	Goals Supported	Reinvest In Existing Neighborhoods
	Needs Addressed	Reinvest in Downtown & Existing Neighborhoods
	Funding	CDBG: \$400,000
	Description	The Park Improvements Program will be used for rehabilitation of parks and recreation facilities in low-moderate income areas.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	There are an estimated 3,470 residents who reside within the census block group in which Rotary Park located. An estimated 2,120 persons (61.1%) are low-moderate income. Furthermore, Vesper Hall is a community center serving senior citizens, in which of the more than 1,200 members, 93.75% of members are ages 62+ and over 57.7% are ages 75+, meeting not only a low-moderate area benefit, but also a presumed low-moderate clientele benefit.
	Location Description	Rotary Park is located at 600 NW Vesper St.
	Planned Activities	Restroom Replacement at Rotary Park. The existing system is unreliable and has many maintenance issues and has come to the end of its useful life. The replacement of the bathroom facility will be a large asset to the residents who reside within the census block group, as well as the entire community.
8	Project Name	Administration & Planning
	Target Area	
	Goals Supported	
	Needs Addressed	Administration & Planning
	Funding	CDBG: \$20,000
	Description	Program administration and planning is utilized to cover the costs of advertising, monitoring, reporting, and evaluating the CDBG program and activities. Costs can also be used to update studies, plans, and surveys relevant to CDBG activities.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The CDBG Program is administered by the Community Development Department located in City Hall at 903 W. Main Street in Blue Springs.
	Planned Activities	Staff utilizes program administration and planning to cover the costs of advertising CDBG programs and activities, public notices, monitoring, reporting, and evaluating activities. Funds will also be used for updates to studies, plans, and surveys relevant to CDBG activities.
9	Project Name	AFH Local: Minor Home Repair Program
	Target Area	
	Goals Supported	Financial Assistance to LMI Households Reinvest In Existing Neighborhoods AFH Local: Minor Home Repair Program AFH Local: Assistance & Support to Homeowners
	Needs Addressed	Reinvest in Downtown & Existing Neighborhoods AFH Factor: Minor Home Repair Program AFH Factor: Assistance & Support to Homeowners
	Funding	
	Description	Increase funds as needed for minor home repair program to meet the needs of older adults and members of protected classes that are low-income to allow more homes to be repaired through the program.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 26 low-moderate income households will be assisted by the Minor Home Repair Program. Qualifying households are limited to owner-occupied single-family housing units.
	Location Description	Limited to detached owner-occupied dwelling units in Blue Springs.
	Planned Activities	The minor home repair program can be used for exterior repairs, weatherization improvements, and exterior accessibility improvements for owner-occupied detached housing.
10	Project Name	AFH Local: Assistance & Support to Homeowners
	Target Area	

	Goals Supported	Financial Assistance to LMI Households Reinvest In Existing Neighborhoods AFH Local: Minor Home Repair Program AFH Local: Assistance & Support to Homeowners
	Needs Addressed	Reinvest in Downtown & Existing Neighborhoods AFH Factor: Minor Home Repair Program AFH Factor: Assistance & Support to Homeowners
	Funding	
	Description	Provide resources and technical assistance, volunteer services, and grants to low-income older adult homeowners to avoid property code violations.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 26 low-moderate income households will be assisted by the Minor Home Repair Program. Qualifying households are limited to owner-occupied single-family housing units.
	Location Description	Limited to detached owner-occupied single-family houses in Blue Springs.
	Planned Activities	Provide resources and technical assistance, volunteer services, and grants to low-income older adult homeowners to avoid property code violations.
11	Project Name	AFH Local: Review Codes & Incentives
	Target Area	
	Goals Supported	Encourage Diversity of Housing Options AFH Local: Review Codes & Incentives
	Needs Addressed	AFH Factor: Review Codes & Incentives
	Funding	
	Description	Review local zoning codes to incentivize the construction of accessible units in higher density, mixed-use locations and to allow for a broader range of affordable housing options for older adults and protected classes, including accessory dwellings and co-housing.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	N/A
	Planned Activities	Zoning codes and applicable incentives will be reviewed on an as needed basis.
12	Project Name	AFH Local: First Time Home Buyers
	Target Area	
	Goals Supported	Financial Assistance to LMI Households AFH Local: First Time Home Buyers
	Needs Addressed	Provide Assistance for First Time Home Buyers AFH Factor: First Time Home Buyers
	Funding	
	Description	Target outreach that serve members of protected classes that are low-moderate income residents to take advantage of the First Time Home Buyer program which provides up to \$3,000 in financial assistance and homeownership education.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 low-moderate income households will be assisted by the First Time Home Buyers program.
	Location Description	Any owner-occupied housing unit in Blue Springs.
	Planned Activities	Qualified first time home buyers may apply for up to \$3,000 in grant funds to cover closing costs and partial down payment assistance.
13	Project Name	AFH Regional: Expand use of CDFIs and Tax Credits
	Target Area	
	Goals Supported	Redevelop Downtown Blue Springs Financial Assistance to LMI Households Reinvest In Existing Neighborhoods Encourage Diversity of Housing Options AFH Reg: Expand CDFIs and Tax Credits
	Needs Addressed	Reinvest in Downtown & Existing Neighborhoods AFH Factor: Expand use of CDFIs and Tax Credits
	Funding	

	Description	Expand the use of CDFIs and New Market Tax Credits in neighborhoods with concentrations of persons in protected classes and low-income residents.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	Project Name	AFH Regional: Fair Housing Information
	Target Area	
	Goals Supported	AFH Reg: Fair Housing Information
	Needs Addressed	AFH Factor: Fair Housing Information Access
	Funding	:
	Description	Establish a centralized location for the public to access fair housing information.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
15	Project Name	AFH Regional: Fair Housing Education
	Target Area	
	Goals Supported	AFH Reg: Fair Housing Education
	Needs Addressed	AFH Factor: Fair Housing Education
	Funding	:
	Description	Establish a fair housing education program for landlords, realtors, and lenders.

	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
16	Project Name	AFH Regional: Universal Design Standards
	Target Area	
	Goals Supported	AFH Reg: Universal Design Standards
	Needs Addressed	AFH Factor: Universal Design Standards
	Funding	:
	Description	Advocate to Missouri Housing Development Commission and Kansas Housing Resources Commission to include universal design standards beyond HUD and ADA minimums in their projects.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
17	Project Name	AFH Regional: Regional Housing Voucher System
	Target Area	
	Goals Supported	AFH Reg: Regional Housing Voucher System
	Needs Addressed	AFH Factor: Regional Housing Voucher System
	Funding	:
	Description	Work with local housing authorities to explore a regional approach to housing voucher utilization.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
18	Project Name	AFH Regional: Lot Size Zoning Code
	Target Area	
	Goals Supported	AFH Reg: Lot Size Zoning Code
	Needs Addressed	AFH Factor: Lot Size Zoning Code
	Funding	:
	Description	Develop model zoning code for smaller houses on smaller lots and small(4-12 unit) multi-family.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
19	Project Name	AFH Regional: Housing Locator Services - Vouchers
	Target Area	
	Goals Supported	AFH Reg: Housing Locator Service-Vouchers
	Needs Addressed	AFH Factor: Housing Locator Service-Vouchers
	Funding	:
	Description	Develop regional housing locator service to help voucher holders find the most appropriate housing.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
20	Project Name	AFH Regional: Adult Education
	Target Area	
	Goals Supported	AFH Reg: Adult Education
	Needs Addressed	AFH Factor: Adult Education
	Funding	:
	Description	Promote the use of the KC Degrees and KC Scholars to help adults in protected populations return and complete college.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
21	Project Name	AFH Regional: Regional Transit Plan
	Target Area	
	Goals Supported	AFH Reg: Regional Transit Plan
	Needs Addressed	AFH Factor: Regional Transit Plan
	Funding	:
	Description	Update the regional transit plan and reconfigure transit routes to better connect affordable housing, and their protected population residents, with employment centers.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
22	Project Name	AFH Regional: Affordable Housing Information
	Target Area	
	Goals Supported	AFH Reg: Affordable Housing Information
	Needs Addressed	AFH Factor: Affordable Housing Information
	Funding	:
	Description	Develop informational materials for local governments and community organizations to use to educate the public about the need for affordable housing.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
23	Project Name	AFH Regional: AFH Metrics
	Target Area	
	Goals Supported	AFH Reg: AFH Metrics
	Needs Addressed	AFH Factor: AFH Metrics
	Funding	:
	Description	Establish metrics to meet fair housing and affordable housing goals.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
24	Project Name	AFH Regional: Model Zoning Codes
	Target Area	
	Goals Supported	AFH Reg: Model Zoning Codes
	Needs Addressed	AFH Factor: Model Zoning Codes
	Funding	:
	Description	Develop model zoning codes to encourage accessible affordable housing units near transit or other key services at activity centers.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
25	Project Name	AFH Regional: Universal Design for Public Subsidy Units
	Target Area	
	Goals Supported	AFH Reg: Univ'l Design for Public Subsidy Units
	Needs Addressed	AFH Factor: Univ'l Design for Public Subsidy Units
	Funding	:
	Description	Develop model incentive policy to require any multi-unit housing construction or substantial renovation receiving a public subsidy to include some affordable, accessible units that meet universal design standards.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Just over half (50.7%) of the total program is for Park and Sidewalk improvements in designated low-moderate income census block groups. An additional 7.4% is for slum/blight benefit in Downtown Blue Springs through the Commercial Facade Grant program. The remaining program is for usage of low-moderate income households in Blue Springs, regardless of if they live in a designated low-moderate income census block group or not.

Geographic Distribution

Target Area	Percentage of Funds
Low-Mod	50
Downtown Blue Springs	7

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As neighborhoods age there are increased maintenance and replacement needs to ensure long-term sustainability of and reinvestment in existing neighborhoods. As all of the City's low-moderate income census block groups consist mostly of neighborhoods developed pre-1990, reinvestments are needed to reduce blight or prevent blight in the future. Public reinvestment generally encourages private reinvestment which maintains the economic vitality of the area, providing access to jobs and services for low-moderate income residents.

Discussion

Approximately 58% of the program funds will be allocated geographically focusing on low-moderate census block groups and Downtown, both of which are located in central Blue Springs, which is generally bounded by I-70 to the north, 40 Hwy. to the south, Adams Dairy Pkwy. to the east, and Woods Chapel Rd. to the west. There are 2 small census block groups within those boundaries that are not low-moderate income and there are 2 additional census block groups south of 40 Hwy. that are included in the low-moderate income census area. The remaining funds are not proposed to be allocated geographically, which allows low-moderate income households to use funds regardless of whether they live in a Low-Mod Area or not. There are many households in Blue Springs who do not live in a designated Low-Mod Census tract or block group, but they themselves may be struggling to maintain their homes or pay their rent or utility bills. Likewise, first time home buyers have the opportunity to select any neighborhood they can afford in Blue Springs, helping households move to areas of opportunity, a major goal of the 2022 Assessment of Fair Housing.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Approximately 36% of allocated funds will be used to help maintain affordable housing and increase affordability for low-moderate income households. The goal is to provide financial assistance to at least 27 low-moderate income households in Blue Springs, either by helping them make needed repairs to their existing home or helping them purchase their first home. It is estimated that 27 households assisted will be non-homeless households, although some members of the house may have special needs or may have previously been homeless. The Community Services League will also provide rental assistance (and/or utility assistance) to approximately 70 households to help them remain in their homes and prevent homelessness.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	97
Special-Needs	0
Total	97

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	70
The Production of New Units	0
Rehab of Existing Units	19
Acquisition of Existing Units	8
Total	97

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Maintaining affordable housing stock through rental/utility assistance, home repairs, and home acquisition assistance is a top priority of both the Consolidated Plan and the Assessment of Fair Housing. Through the CDBG program, at least 97 low-moderate income households in Blue Springs will be assisted during the 2023-24 program year.

AP-60 Public Housing – 91.220(h)

Introduction

Blue Springs does not have a Public Housing Authority (PHA) within the jurisdiction. Blue Springs residents are served by the 3 PHAs in Jackson County, including Independence, Kansas City, and Lee's Summit.

Actions planned during the next year to address the needs to public housing

Blue Springs does not have any actions planned during the 2023-24 program year to address public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Blue Springs does not have any actions planned during the 2023-24 program year to work directly with public housing residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A - none of the PHAs serving Blue Springs are designated as troubled.

Discussion

Although Blue Springs does not have a PHA within the City limits, there are hundreds of households in the community that utilize PHAs in Jackson County for housing, including low-income housing units and voucher programs. Blue Springs has worked with Independence, Kansas City (MO), and Lee's Summit PHAs in the past and will continue to do so to identify housing needs and encourage collaboration on local and regional housing issues.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City coordinates with public service agencies on addressing the needs of homeless persons, including the Community Services League, the Blue Springs School District, and the Greater Kansas City Coalition to End Homelessness (CoC).

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

The City continues to work with Community Services League (CSL) on finding assistance for homeless individuals and families. The Blue Springs School District provides assistance to homeless students, including transportation to and from school. The School District also keeps track of the number of students that are classified as homeless during the school year. When the City is aware of a homeless individual or is contacted by a homeless individual, they are directed to CSL for further assistance. The Blue Springs Police Department partners with CSL on providing emergency kits to homeless persons. Kits include blankets, socks, non-perishable food, and personal hygiene supplies.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City works with CSL and the Police Department on assisting homeless individuals in locating emergency shelters and transitional housing.

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 City works with CSL and the Greater Kansas City Coalition to End Homelessness on assisting homeless persons with location transitional housing. CSL works with homeless persons and persons at risk of becoming homeless by helping them locate stable employment and a permanent place to live that meets their needs. CSL also provides emergency rental and utility assistance (subsistence payments) to those in need to prevent eviction and homelessness. Emergency rental assistance is available for a short time with CSL working with the household to locate employment that can lead to a stable income to allow them to pay rent and utilities on a monthly basis. The ultimate goal is to help individuals and households become more self-sufficient and create a stable living environment that

decreases the risk of becoming homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue to work with CSL on providing rental and utility assistance to households that are at risk of losing housing or may be discharged from facilities or systems of care. CSL works closely with individuals on helping them maintain stable employment and to maintain their personal finances. CSL works with families with children, as that is a critical need in Blue Springs. CSL helps parents find employment that is close to home and makes sure that children are enrolled in and attending school. The goal is to make sure that low-income households can remain in their homes while providing them with the assistance, guidance, and resources to better their situation and increase their stability. As part of the 2023-24 program, CSL will utilize CDBG funds for rental and utility assistance (subsistence payments) to help households remain in their homes or help households find permanent housing.

Discussion

The City will work with public service agencies on providing assistance to homeless persons and persons at risk of becoming homeless. The City works closely with CSL, which is only a block from City Hall, has convenient hours, and is located in the center of the City's LMI areas. The CSL has broadened their scope of services with a focus on both short-term and long-term needs of individuals and families. Short-term needs include food assistance and emergency rental and utility assistance. Long-term needs include assistance in locating employment (including help with resumes and interviewing), understanding the goals of their clients, addressing emotional health and well-being, and improving long-term stability through personal productivity and responsibility. The goal is to reduce the number of homeless persons or persons at risk of becoming homeless in the community and in the region.

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

Introduction:

The City has made efforts in recent years to decrease or remove barriers to affordable housing through code and policy changes.

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

The City adopted a new Comprehensive Plan in 2014 and a subsequent new Unified Development Code (UDC/zoning code) in 2015. The new Comprehensive Plan and UDC encourages a greater mix of building types, development types, and mixed-uses that are intended to encourage more mixed-use and mixed-income housing developments. Through the 2016 Assessment of Fair Housing, the City made a goal to encourage new developments (particularly multi-family developments) to include more ADA units than required by code to increase housing options for persons with disabilities in the community, where needs are not being met. Other goals include developing model zoning codes for small-lot development to increase affordability and availability of housing units.

Discussion:

The City has taken steps in recent years to permit a greater mix of housing options available for development, as well as a more streamlined approval process. The City encourages diversity in housing stock, as evidenced by the goals of the Comprehensive Plan. The City's 2015 UDC permits a wider range of housing types than previous UDCs, including a greater mix of multi-family building types (known as the "missing middle") which include bungalow/cottage courts, flats, rowhouses, and walk-up apartments. Additionally, the 2015 UDC has 2 new zoning districts ("Neighborhood Limited" and "Neighborhood Open") which support higher-density, mixed-use neighborhoods. These zoning districts permit a variety of land uses in close proximity to one another, including small commercial uses, which can help provide jobs and services within walking distance to low-moderate income households. The City has provided letters of support to developers of potential Low-Income Housing Tax Credit (LIHTC) projects in the past. The City also continues to collaborate with other communities in the region on housing issues and barriers as addressed in the 2016 Assessment of Fair Housing. The City continues to see interest in affordable infill development in existing neighborhoods, however, construction costs have become a challenge with creating housing affordable to low-moderate income households. Several new residential developments in Blue Springs incorporate both owner-occupied single-family homes and renter-occupied duplexes and fourplexes, which help create mixed-income neighborhoods. The City's UDC also permits accessory dwelling units on single-family lots, which can provide a source of affordable housing in established neighborhoods. The City recent completed a CHAT (Community Housing

Assessment Team) Study which noted that most housing units in Blue Springs are affordable to households with incomes between \$25,000 and \$75,000 (low-moderate income households), but there is a shortage of units affordable to incomes under \$25,000 (very-low income households). However, the CHAT Study noted some housing challenges that impact low-moderate income households, including: lack of availability of housing due to low supply, low construction rates for multi-family and other non-single-family housing types, and increasing construction costs leading to increased housing costs, especially for starter homes. In recent years, the average price premium of a new house is double that of an existing house, limiting most low-moderate income households to purchasing existing housing, which may need repairs. Overall, the City's Comprehensive Plan, UDC, and CHAT Study encourage more mixed-income, mixed-use, and mixed-density neighborhoods in the future.

AP-85 Other Actions – 91.220(k)

Introduction:

Through coordination with local and regional public service agencies and organizations, the City plans to provide LMI households with multiple options for assistance. In addition to programs funding through CDBG funds, there are several public services agencies and organizations that address housing, employment, homelessness, and domestic violence in Eastern Jackson County.

Actions planned to address obstacles to meeting underserved needs

The City coordinates with several public service agencies on addressing obstacles to meeting underserved needs, including agencies that were consulted through the development of the 2023-24 Annual Action Plan and the 2022-2026 Consolidated Plan. These agencies including CSL, Hope House, and Downtown Alive, as well as Public Housing Authorities in Jackson County (Independence, Kansas City-MO, and Lee's Summit), Habitat for Humanity, Hillcrest Transitional Housing, The Whole Person, Blue Springs School District, and the Greater Kansas City Coalition to End Homelessness.

Actions planned to foster and maintain affordable housing

The Minor Home Repair Program is designed to maintain affordable housing by providing assistance to low-moderate income households to remain in their existing homes, which are typically more affordable than the average new home in Blue Springs. The First Time Home Buyers program also makes homeownership more affordable for low-moderate income households by providing down payment and/or closing costs assistance. Although these actions primarily benefit homeowners, in some cases the new homeowner has vacated more affordable rental units for other low-moderate income households. With the assistance of CSL, there is also funding to help low-income renter households to remain in their unit through rental assistance, or help them transition from temporary housing (such as extended-stay motels) to more permanent rental housing.

Actions planned to reduce lead-based paint hazards

Applicants of the Minor Home Repair Program with homes built before 1978 are required to either provide proof of lead-based paint testing, or have a lead-based paint test completed as part of their repairs to any painted surfaces. Any disturbed lead-based paint must be abated. Applicants of the First Time Home Buyer program with homes built before 1978 are required to provide a lead-based paint disclosure form acknowledging any lead-based paint hazards in the home before closing. Lead-based paint hazards information is provided in all application packets.

Actions planned to reduce the number of poverty-level families

The City coordinates with public service agencies and organizations to provide assistance to families below or near the poverty-level. CSL provides housing and employment assistance to families with the goal of fostering stability. The City encourages the development of mixed-income housing and expansion of economic opportunities in the community, both of which can help families in Blue Springs rise out of poverty and decrease the risk of falling back below the poverty-level. Recent economic development projects have added hundreds of new employment opportunities in the community.

Actions planned to develop institutional structure

The City will continue to utilize and improve upon the institutional structures already in place to administer the CDBG program, and other programs designed to assist the community. The City coordinates with a number of organizations throughout the year, not just on CDBG projects, but other projects that have a positive impact in the community and the region. In addition to working with external organizations, Planning staff also works with multiple departments on CDBG activities, including Public Works/Engineering, Parks, Code Enforcement, Business Services, Building Permitting, Finance, and Administration/Law. Staff has also developed an Administrative Policy Guide for administering CDBG activities to make it easier to follow the process and implement activities for timely completions.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to coordinate with the aforementioned public service agencies and organizations to provide assistance to low-moderate income households in need of housing, employment, and other support services.

Discussion:

The City will continue to coordinate with local and regional public service agencies and organizations to meet the needs of low-moderate income households in Blue Springs.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City's total program for the 2023-24 program year is \$668,387.95 which includes the 2023-24 allocation of \$245,596, \$396,681.95 in pre-2022 reprogrammed funds, and \$26,110 in program income from grant repayments from the Minor Home Repair Program and First Time Home Buyers Program. The program will provide funding to 9 programs/projects.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
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.
3. The amount of surplus funds from urban renewal settlements
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
5. The amount of income from float-funded activities

Total Program Income:

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 89.87% |

The City estimates that at least 89.87% of non-administrative funds will be used to benefit low-moderate income persons.