2026-27 ANNUAL ACTION PLAN

Community Development Block Grant

City of Lee's Summit

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Contents

Executive Summary 2

AP-05 Executive Summary 2

PR-05 Lead & Responsible Agencies 6

AP-10 Consultation 7

AP-12 Participation 14

Expected Resources 17

AP-15 Expected Resources 17

Annual Goals and Objectives 20

AP-20 Annual Goals and Objectives 22

AP-35 Projects 22

AP-38 Project Summary 23

AP-50 Geographic Distribution 28

Affordable Housing 29

AP-55 Affordable Housing 29

AP-60 Public Housing 30

AP-65 Homeless and Other Special Needs Activities 31

AP-75 Barriers to Affordable Housing 34

AP-85 Other Actions 37

Program Specific Requirements 39

DRAFT

Executive Summary

AP-05 Executive Summary

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) defines the City of Lee's Summit as an entitlement community. With this designation, the City receives an annual allocation of Community Development Block Grant (CDBG) program funding. The previous year's funding was $385,005.00. To administer this funding, the City is required to submit an Annual Action Plan identifying community needs and funding priorities. This Plan provides the framework for implementing and carrying out the strategic priorities and long-term objectives identified in the 2025-2029 Consolidated Plan.

The information contained in this Action Plan covers the second year of the 2025-2029 Consolidated Plan period and will begin on July 1, 2026. Through this Plan, the following goals were identified as high priority:

- Improve housing opportunities by creating and preserving decent, safe, affordable rental and homeownership housing.
- Reduce and prevent homelessness in the city by providing needed housing and wrap-around services.
- Create a suitable living environment through infrastructure and public facility improvements.
- Provide public services to expand economic opportunities, improve health and safety, enhance food access, and provide other assistance for low- and moderate-income households, seniors, people with disabilities, and other eligible groups.
- Support administration of the Community Development Block Grant program.

The above goals identified were established through a collaborative process established in the City's Citizen Participation Plan. This includes the solicitation of CDBG funding requests from local public service agencies and housing agencies, evaluation and prioritization of funding needs, a public hearing, a 30-day public review and comment period, and the approval of the governing body.

The 2026 Action Plan continues to maintain strong local partnership between City government and non-profit services and housing agencies. With these partnerships, the goals and objectives established in the Consolidated Plan will be implemented. The recommended funding allocations focus on supporting on-going programs that have proven to address the critical

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needs of the community as identified in the Consolidated Plan. CDBG funds also help agencies to leverage other resources in support of their programs.

Funded programs on the non-public service side have continued to focus on maintaining the current affordable housing stock in Lee's Summit. Truman Habitat for Humanity has continued the Home Preservation Program, this program addresses both minor and critical repairs to qualifying residents. In the last year, they have benefited 12 homes with repairs including new roofs, driveways, replacing dangerous HVAC and electrical repairs as well as minor painting and radon mitigation

Even with limited funding, all priority needs identified in the Consolidated Plan will be addressed this year. Local agencies are still encouraged to explore alternative resources to support and expand their programs.

2. Summarize the objectives and outcomes identified in the Plan

The 2026-27 Action Plan seeks to make impacts in four main areas:

- continue supporting public service agencies and programs that have received CDBG funding in prior years in order to help them maintain a similar level of service;
- continue to support the agencies and programs benefiting low income families;
- continue to support services for children exposed to domestic violence and adults with mental health and substance abuse issues; and,
- continue to provide financial assistance to LMI homeowners for the upkeep of their homes through the Home Preservation Program.

The outcomes will benefit a total of about 2700 individuals and households and improve approximately 12-15 affordable housing units.

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 continues to fund most of the programs it has historically and adjusts funding priorities to match the annual needs as identified by the community and the annual application cycle. The programs included in this Action Plan have been funded and in operation for several years. The agencies offering these programs and services utilizing the CDBG funds have proven to be solid in terms of their performance as well as their impact on the community's well-being.

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The City's CDBG program maintains partnerships with local nonprofits providing essential services for low-income households as well as with other City departments to assess progress, provide extensions where necessary, and reallocate unused funds where necessary. In addition, the City has a monitoring and evaluation system in place to determine subrecipient performance levels. This is considered during the evaluation and prioritization of funding allocation.

Overall, the City continues to make progress on achieving our stated goals and objectives from the Action Plan and the Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

The public outreach and consultation process for this Action Plan consists of a public awareness campaign via press release, solicitation of requests for funding, pre-application informational meeting, public hearing and a 30-day public review and comment period.

A press release was posted on the City's website on December 19, 2025. The press release specifically stated:

- Applications for the 2026-27 CDBG program year would be available on January 6, 2026;
- Applications would be accepted from January 6 through February 6, 2026; and
- A public hearing would be scheduled where applicants could present their projects before the Community & Economic Development Committee .

On February 21, 2026, a public notice was published in The Pulse and at City Hall announcing the Community and Economic Development Committee (CEDC) public hearing scheduled for March 11, 2026. This hearing provides citizens with an opportunity to hear funding proposals from local agencies, as well as staff funding recommendations, public comments, and the prioritization of the proposals. Once heard, committee discussions occur and recommendations are established for consideration by the full City Council.

A 30-day public review and comment period will be held March 12 through April 11. The draft plan will be available on the City's website, as well as hard copies of the plan available upon request.

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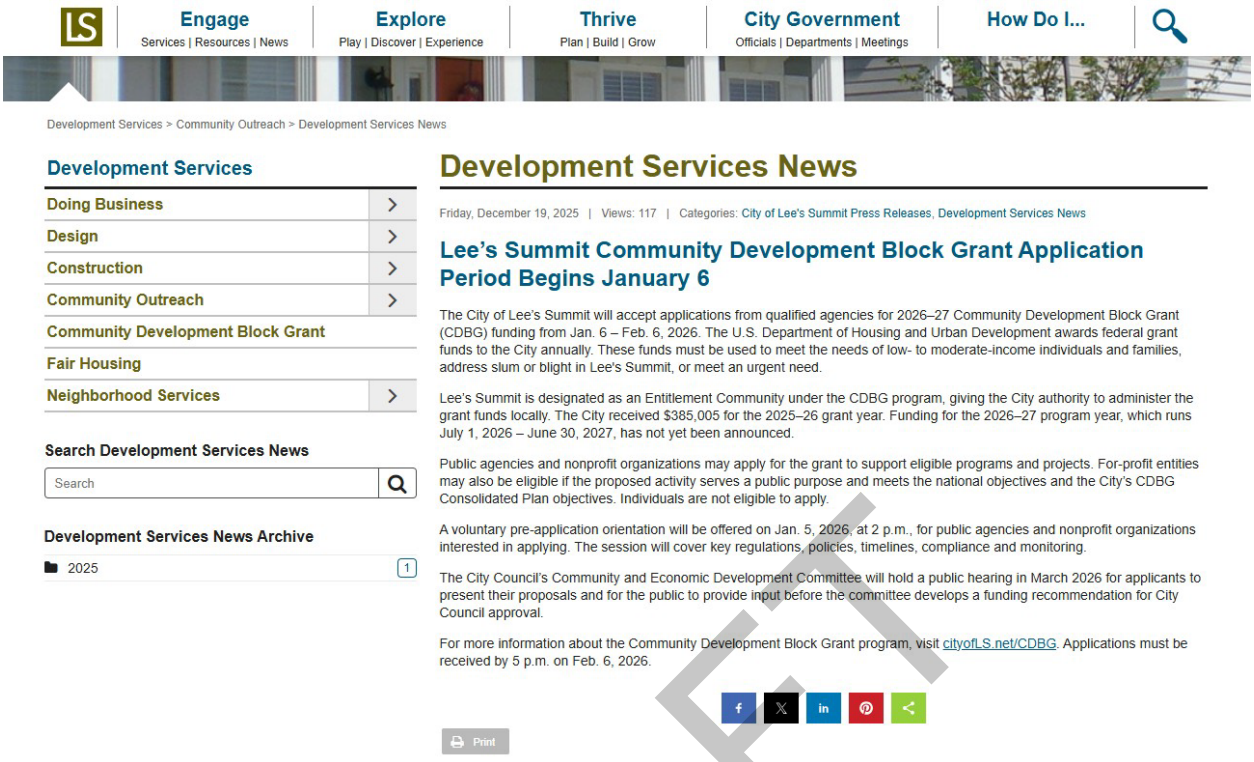

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2025 1

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Lee's Summit Community Development Block Grant Application Period Begins January 6

The City of Lee's Summit will accept applications from qualified agencies for 2026–27 Community Development Block Grant (CDBG) funding from Jan. 6 – Feb. 6, 2026. The U.S. Department of Housing and Urban Development awards federal grant funds to the City annually. These funds must be used to meet the needs of low- to moderate-income individuals and families, address slum or blight in Lee's Summit, or meet an urgent need.

Lee's Summit is designated as an Entitlement Community under the CDBG program, giving the City authority to administer the grant funds locally. The City received $385,005 for the 2025–26 grant year. Funding for the 2026–27 program year, which runs July 1, 2026 – June 30, 2027, has not yet been announced.

Public agencies and nonprofit organizations may apply for the grant to support eligible programs and projects. For-profit entities may also be eligible if the proposed activity serves a public purpose and meets the national objectives and the City's CDBG Consolidated Plan objectives. Individuals are not eligible to apply.

A voluntary pre-application orientation will be offered on Jan. 5, 2026, at 2 p.m., for public agencies and nonprofit organizations interested in applying. The session will cover key regulations, policies, timelines, compliance and monitoring.

The City Council's Community and Economic Development Committee will hold a public hearing in March 2026 for applicants to present their proposals and for the public to provide input before the committee develops a funding recommendation for City Council approval.

For more information about the Community Development Block Grant program, visit cityofLS.net/CDBG. Applications must be received by 5 p.m. on Feb. 6, 2026.

Print

Press Release for Application Period

5. Summary of public comments

The public comment period is from March 12-April 11

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

Not applicable for draft copy, until end of comment period.

7. Summary

Through a comprehensive public process, the 2026 Action Plan was developed to address the priority needs of the community as identified through the 2025-29 Consolidated Plan and to distribute funding accordingly to satisfy these needs. The City realizes that CDBG funding is limited and will not fully address all the priority needs of the community but encourages local agencies to pool other resources so that more needs can be met.

The funding provided through the CDBG program is making a difference for our community and we continue to use this valuable resource to support the most needed programs.

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PR-05 Lead & Responsible Agencies

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.

Agency Role	Name	Department/Agency
CDBG Administrator	Matthew Younce	Development Services

Narrative (optional)

The City of Lee's Summit is the lead agency for the development, administration, and review of the 2026 Annual Action Plan. The City's Development Services department provides administrative support and oversight. The Annual Action Plan provides a comprehensive strategy to address the City's housing and community development needs with CDBG funds. All CDBG-funded projects are reviewed and monitored by the City's Development Services department for compliance with applicable federal rules and regulations.

Consolidated Plan Public Contact Information

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Grants Specialist
City of Lee's Summit, MO 64063
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AP-10 Consultation

Introduction

The City of Lee's Summit Development Services Department coordinates the consultation process for the Community Development Block Grant Program 2025-29 Consolidated Plan and the subsequent Annual Action Plans. The consultation process for this Annual Action Plan includes a community awareness campaign through the City's press release, an open request for proposals, an informational pre-application meeting, a public hearing that is attended by community stakeholders along with oversight by the Community Economic Development Committee and concludes with a public review and comment period.

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 maintains a communicative relationship with the Lee's Summit Housing Authority to ensure the availability of public housing stock in Lee's Summit. The City also has a Wellness Commission that advises and recommends the City Council of plans, programs, and projects which improve the health and well-being of City residents. This is in alignment with the 2020 Ignite Strategic Plan's Community Health and well-being goals and objectives. The Commission supports, promotes, and develops community resources in mental health, fitness, walkability, bike-ability, multi-modal transportation, and community well-being.

The City actively works with both local and regional agencies to meet community needs, identify service gaps and utilize resources as needed.

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.

Lee's Summit is a part of the service area of the Greater Kansas City Coalition to End Homelessness (GKCCEH), the designated regional Continuum of Care (CoC) serving the Jackson County, Missouri area and has been working with the network over the years as needed.
In evaluating the role of Lee's Summit in addressing homelessness, GKCCEH and their embrace of the Housing First approach were considered as a means of assessment. Effective attainment of this approach can be measured by the implementation of policy and provision of funding that ultimately leads to the creation of permanent and sustainable housing for all homeless individuals.

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Within Lee's Summit, there are many services in the community that are supported by the City in their efforts to actively prevent and reduce homelessness.

The following programs will contribute to the prevention of homelessness:

- Hope House: An emergency shelter in Lee's Summit that serves victims of domestic violence, including children
- Hillcrest Transitional Housing: Works to house homeless individuals, families, and youths in an environment that encourages working and the development of life skills
- Lee's Summit Social Services: Provides emergency assistance to low-to moderate-income individuals and families
- Truman Habitat for Humanity: Provides home repairs and resources for housing 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

Lee's Summit 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

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Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	**Coldwater of Lee's Summit**
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was notified of the funding application process, submitted a funding request to meet high priority needs, and presented at the public hearing. Staff recommended the agency's funding request be partially met and the supported program will continue to benefit persons in need of service.
2	**Agency/Group/Organization**	**Hope House**
	Agency/Group/Organization Type	Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was notified of the funding application process, attended an optional Pre-Application meeting, submitted funding request for public service needs and presented at the public hearing. Staff recommended the agency's funding requests be partially met due to funding limitations and the supported program will continue to benefit persons in need of service.
3	**Agency/Group/Organization**	**Lee's Summit Social Services**
	Agency/Group/Organization Type	Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was notified of the funding application process, submitted funding request for public service needs and presented at the public hearing. Staff recommended the agency's funding requests be partially met due to funding limitations and the supported program will continue to benefit persons in need of service.
4	**Agency/Group/Organization**	**Hillcrest Ministries of MidAmerica**
	Agency/Group/Organization Type	Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was notified of the funding application process, submitted a funding request to meet its need for case management, and presented it at the public hearing. Staff recommended the agency's funding request for Case Management be partially met due to funding limitations and the supported program will continue to benefit persons in need of service.
5	**Agency/Group/Organization**	**Lee's Summit Housing Authority**
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was notified of the funding application process. The agency also submits their annual plans to the city for an additional review.
6	**Agency/Group/Organization**	**Truman Heritage Habitat for Humanity**
	Agency/Group/Organization Type	Services - Housing

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was notified of the funding application process, attended an optional Pre-Application meeting, submitted a funding request to meet its need for Home Preservation, and presented at the public hearing. Staff is recommending the agency's funding request will be fully met and the supported program will benefit persons in need of service
7	**Agency/Group/Organization**	**Essential Families**
	Agency/Group/Organization Type	Services – Non-Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was notified of the funding application process, submitted a funding request to meet its need for expanding their Economic Mobility Program. Staff did not recommend the agency for funding.
8	**Agency/Group/Organization**	**Lee's Summit CARES**
	Agency/Group/Organization Type	Services – Non-Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was notified of the funding application process, submitted a funding request to meet its need for its Substance Abuse Prevention Program. Staff did not recommend the agency for funding.
9	**Agency/Group/Organization**	**Mid-Continent Public Library, Headquarters**
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide

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	What section of the Plan was addressed by Consultation?	Internet Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City contacted the Mid-Continent Public Library in regard to internet access. The library currently does not offer internet access outside of their buildings. They do provide Wi-Fi access so that patrons can bring their own devices and access free internet service.
10	**Agency/Group/Organization**	**Mid America Regional Council**
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Lee's Summit works closely with the Mid-America Regional Council; through this relationship the City stays in contact and up to date with the management of flood prone areas, public land or water resources and emergency management issues.

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

N/A

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

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 (GKCCEH)	The City of Lee's Summit collaborates with GKCCEH to implement policies and allocate funding that advance the development of permanent, sustainable housing for individuals experiencing homelessness

Table 1 – Other local / regional / federal planning efforts

Narrative (optional)
N/A

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AP-12 Participation

Summarize citizen participation process and how it impacted goal-setting
The City advertised funding availability via a press release on the City website. The press release was posted on December 19, 2025. The press release stated:

- Applications for the 2026-27 CDBG program year would be available on January 6, 2026;
- Applications would be accepted from January 6 through February 6, 2026; and
- A public hearing is scheduled for applicants to present their programs to the City Council Community and Economic Development Committee in early March

The public hearing consists of City staff reviewing, prioritizing and then making a recommendation based on funding levels and priority needs. During the hearing, each agency is able to present their program to both staff and the Community Economic Development Committee to convey their need for the funding. Questions and comments are heard from the Committee as well as any citizens that may be present to speak. Once the hearing has concluded, a public comment period is open for 30 days to allow additional comments to be heard. This was advertised in The Pulse on February 21, 2026. Hard copies of the Action Plan are available for public access upon request, and also accessible via the City's website.

The City also hosted a Pre-Application meeting open to community stakeholders; this meeting was attended by local non-profit agencies and low-to-moderate income housing providers. The purpose of this meeting was to establish guidelines and eligibility, while allowing stakeholders to openly discuss needs within the community.

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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	Internet Outreach	Non-targeted/broad community	Informational only	The public comment period is from March 12-April 11	N/A	Lee's Summit Community Development Block Grant...
2	Public Hearing	Non-targeted/broad community	Applicants presented programs and funding requests to the public and CEDC. Staff presented application review, prioritization and funding recommendations.	The public comment period is from March 12-April 11	N/A	
3	Public Comment and Review	Non-targeted/broad community	Draft Action Plan was made available at various public places/locations as well as online	The public comment period is from March 12-April 11	N/A	

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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	Newspaper Ad	Non-targeted/broad community	Notice of funding and public comment period published in The Pulse newspaper.	The public comment period is from March 12-April 11	N/A	

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Expected Resources

AP-15 Expected Resources

Introduction
At this time, the 2026-27 allocation has not been released by HUD. For planning purposes, the City is using the last year's allocation program to allocate funding to projects. Once the allocation is known, the City will make necessary funding changes.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$385,005	0	0	$385,005	$1,155,015	Funding to assist low- and moderate income neighborhoods and households with housing, services, employment opportunities, and public improvements.

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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 City offers CDBG assistance to agencies and programs to fill budget gaps. Agencies and programs should primarily rely on other funding sources or in-kind donations and only use CDBG assistance as a way to extend the services.

Subrecipients combine CDBG allocations with a variety of other funding sources, including in-kind donations, local grants, local churches, local charities, private foundations, private fundraisers, State funding resources, etc. The City does not require funding match for any of the CDBG funded programs and projects.

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

Lee's Summit will not utilize any publicly owned land or property to address needs with this plan.

Discussion

The City continues to strengthen relationships with local non-profits to ensure federal dollars have a lasting impact on the community and the citizens who reside in it.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Improve Housing Access and Quality	2025	2029	Affordable Housing	Citywide	Housing affordability and condition	CDBG: $250,253.25	Homeowner Housing Rehabilitated: 12-15 Household Housing Unit
Provide Housing and Services for People Experiencing or At-Risk of Homelessness	2025	2029	Homeless	Citywide	Homeless needs	CDBG: $48,813.22	Public service activities other than Low/Moderate Income Housing Benefit: 2652 Persons Assisted
Provide Public Services	2025	2029	Non-Homeless Special Needs	Citywide	Public Services	CDBG: $8,937.53	Public service activities other than Low/Moderate Income Housing Benefit: 48 Persons Assisted
Planning/Administration	2025	2029	Non-Homeless Special Needs Non-Housing Community Development Affordable Housing Homeless	Citywide	Program Administration	CDBG: $77,001.00	Other: 1

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Goal Descriptions

Goal Name	Improve Housing Access and Quality
Goal Description	Rehabilitation of rental and homeowner housing that benefit extremely low-, low-, and moderate-income households. direct financial assistance to homebuyers to make homeownership affordable; tenant-based rental assistance, and housing counseling.
Goal Name	Provide Housing and Services for People Experiencing or At-Risk of Homelessness
Goal Description	Provide housing and services for residents experiencing or at-risk of homelessness, including homelessness prevention, case management, wrap-around services, emergency shelter, transitional housing, and permanent supportive housing.
Goal Name	Provide Public Services
Goal Description	Services provided by nonprofit organizations that benefit low-income residents such as homeless, youth, disabled, elderly, and other populations with special needs.
Goal Name	Planning and Administration
Goal Description	Plan and administer funding for community development and housing activities with transparency, community involvement, and full compliance with federal regulations. Provide services to residents and housing providers to advance fair housing.

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Projects

AP-35 Projects

Introduction

This program year, Lee's Summit continues to support on-going public service programs by maintaining the current level of CDBG funding. On the Public Service side, existing programs were met within the funding cap. The City continues to address low-to-moderate income housing issues by supporting the Home Preservation Program run by Truman Heritage Habitat for Humanity.

Project Name
Coldwater Weekend Food Packs
Hope House Court Advocacy Program
Lee's Summit Social Services Operating Expenses
Hillcrest Transitional Housing Case Manager
Habitat for Humanity Home Preservation
CDBG Administration

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

Each year, the City of Lee's Summit strives to fund projects that serve areas with the greatest need as determined by factors such as percentage of low- and moderate-income population, substandard housing stock, and need for other improvements. Additionally, the City funds projects that address priority needs of income-eligible households and special needs populations living throughout the city. The funded 2026 projects are aligned with at least one priority need/goal as identified in the Consolidated Plan.

The greatest obstacle to addressing underserved needs is the lack of financial resources available to address those needs. As Federal resources have been reduced over the years by amount and inflationary factors, the City must work strategically to target Federal dollars to the greatest needs, think creatively to craft projects that create the greatest impacts, and find ways to leverage other funding sources.

AP-38 Project Summary

Project Summary Information

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Project Name	Coldwater Weekend Food Packs
Target Area	Citywide
Goals Supported	Basic Needs for Food, Clothing, etc.
Needs Addressed	Basic Needs of Low-to-Moderate Income Persons
Funding	CDBG: $8,937.53
Description	Coldwater works with Harvesters and the Lee's Summit R-7 School District to provide free snack lunches in backpacks for weekend meals to school children who are chronically hungry.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the Weekend Food Packs program will benefit 438 children and the CDBG portion of the funding will benefit about 48 for the entire school year
Location Description	Coldwater will deliver the backpacks to schools located within Lee's Summit
Planned Activities	Working with Harvesters to provide free weekend snack lunches in backpacks to elementary school chronically hungry children of the Lee's Summit R-7 School District.
Project Name	Hope House Court Advocacy Program
Target Area	Citywide
Goals Supported	Mental Health/Substance Abuse Counseling
Needs Addressed	Mental Health/Substance Abuse Assistance
Funding	CDBG: $13,281.45
Description	Hope House court advocates work directly with detectives in the Lee's Summit Police Department and have access to domestic violence police reports in seven municipal court jurisdictions; the advocates stay involved with survivors through every facet of the court process, providing the consistency needed by survivors as they navigate the confusing and often times daunting and lengthy legal system.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Hope House estimates they will serve 275 clients, 75 of those being funded with CDBG dollars.

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Location Description	Court Advocacy will take place within Lee's Summit including Municipal Court, Lee's Summit Police Department and survivors' homes; for security purposes, the physical address of Hope House is confidential.
Planned Activities	Hope House Court Advocates are involved with survivors through every facet of the court process, providing the consistency needed by survivors as they navigate the confusing and often times daunting and lengthy legal system.
Project Name	Lee's Summit Social Services Operating Expenses
Target Area	Citywide
Goals Supported	Basic Needs for Food, Clothing, etc.
Needs Addressed	Basic Needs of Low-to-Moderate Income Persons
Funding	CDBG: $22,250.32
Description	To cover operating expenses including: utilities and insurance.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Lee's Summit Social Services serves over 2,500 citizens throughout the community.
Location Description	Lee's Summit Social Services 108 SE 4th St Lee's Summit, MO
Planned Activities	The agency serves low-to-moderate income individuals by providing basic necessities. These services can include utility payment assistance, shelter, transportation, clothes, food, etc. This funding will provide the organization with resources to pay for operating expenses, allowing other funding to be utilized to assist our community
Project Name	Hillcrest Transitional Housing Case Manager
Target Area	Citywide
Goals Supported	Mental Health/Substance Abuse Counseling
Needs Addressed	Mental Health/Substance Abuse Assistance
Funding	CDBG: $13,281.45

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Description	Hillcrest Transitional Housing provides transitional shelters in Lee's Summit. Included in their services is case management counseling sessions to help families that experience homelessness to get on their feet and get employed and move to a permanent residence.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	The agency estimates that the case management will help about 192 persons, of which about 64 will benefit from CDBG assistance.
Location Description	Hillcrest will provide case management at its Lee's Summit location: 501 SW Mission Rd
Planned Activities	The Case Manager will provide one-on-one case management counseling to client families residing at the shelter.
Project Name	Habitat for Humanity Home Preservation
Target Area	Citywide
Goals Supported	Residential Rehab and Affordable Housing
Needs Addressed	Residential Rehabilitation and Affordable Housing
Funding	CDBG: $250,253.25
Description	To provide minor exterior repairs, emergency and critical repair services for eligible residents
Target Date	12/31/2027
Estimate the number and type of families that will benefit from the proposed activities	Habitat estimates to provide repairs to 12-15 homes in Lee's Summit.
Location Description	Truman Habitat for Humanity offices are located in Independence, MO. The home repairs of this project will take place within Lee's Summit.
Planned Activities	Habitat will provide exterior repairs to qualifying homes with the community. These repairs include both minor home repairs as well as critical repairs that may cause a danger to the homeowner and/or surrounding neighbors.
Project Name	CDBG Administration
Target Area	Citywide
Goals Supported	Program and Administration

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Needs Addressed	Program and Administration
Funding	$77,001.00
Description	Administration of CDBG Program
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	220 SE Green Street Lee's Summit, Missouri 64063
Planned Activities	Administration of CDBG Program

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AP-50 Geographic Distribution

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

CDBG funds are available for use throughout Lee's Summit, both in areas where the majority of residents have low- or moderate-incomes, or to serve low- or moderate-income residents living in any area of the city.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Rationale for the priorities for allocating investments geographically

The City has not designated any target areas for the use of CDBG funds but will locate any projects that qualify based on Area Benefit criteria (i.e., benefit all residents of an area where at least 51 percent of the residents are low- or moderate-income) in eligible LMI tracts or block groups.

Several of the City's PY 2026 activities will be available to low- and moderate-income households citywide, including Habitat for Humanity Home Preservation and Public Services.

Discussion

Input received during development of the 2025-2029 Five-Year Consolidated Plan emphasized the need to reduce affordable housing burdens and maintain the housing stock for low- and moderate-income families. Because families with needs, including needs related to homeowner housing repair/rehab, may reside anywhere within Lee's Summit, the City makes these programs available citywide. Public service activities designed to assist low- and moderate-income families, people who are homeless, and non-homeless special needs groups are generally located in areas most accessible to the clientele being served.

During the 2026 program year, the City estimates that 80% of grant funds will be dedicated to projects assisting low- and moderate-income residents, surpassing HUD's requirement that a minimum of 70% of CDBG funds is used to benefit persons of low or moderate income.

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Affordable Housing

AP-55 Affordable Housing

Introduction

Access to decent affordable housing will continue to be a priority for the City of Lee's Summit during the 2026 program year. The City maintains a strong commitment to preserving and maintaining the existing supply of affordable housing through owner-occupied rehabilitation and repair programs and funding for the development of affordable single-family housing for homeownership.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 2 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 3 - One Year Goals for Affordable Housing by Support Type

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Discussion

Over the 2026 program year, the City of Lee's Summit anticipates assisting 12-15 households through rehabilitation of existing units. Table 2 and Table 3 reflect one-year affordable housing goals for the Truman Heritage Habitat Home Preservation activity.

AP-60 Public Housing

Introduction

Residents in the City of Lee's Summit are supported by the Lee's Summit Housing Authority. According to HUD's 2023 A Picture of Subsidized Housing (APSH) data, the housing authority has a total of 116 Public Housing units, 290 Project-Based Section 8 units, and 326 Housing Choice Voucher units for a total of 733 publicly supported housing units in the city. According to the LSHA website as of February 11, 2026, the Public Housing waiting list has been closed since July 31, 2024.

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

The LSHA 5-Year Capital Improvements Plan included this Duncan Estates Exterior Rehabilitation in its project, consisting of a total of five phases to six residential buildings to be completed by 2026.

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

All LSHA board meetings are open to the public and accessible in-person or via Zoom. The LSHA also works with residents to develop their 5-Year Strategic Plan and Annual Plan. Resident meetings, monthly potlucks, and monthly newsletters are also held or distributed to increase resident involvement in the development of relevant housing authority activities and policies.

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

The housing authority is not receiving CDBG funds this program year.

Discussion

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AP-65 Homeless and Other Special Needs Activities

Introduction

For PY26, the City of Lee's Summit plans to provide funding to organizations that provide outreach to low-income households and residents experiencing homelessness. Coldwater is a faith-based nonprofit centered in Lee's Summit that operates a food pantry and a clothes closet, offers emergency food during the week, and provides weekend backpacks for hungry school children. During the summer months, they offer a non-competitive T-ball program (League of Smiles) and summer lunches and bar-b-que dinners to local neighborhoods. During PY26, the City of Lee's Summit plans to dedicate $8,937 to support Coldwater's Weekend Food Packs program, which provides free snack lunches in backpacks for weekend meals to school children who are chronically hungry. The City will also provide $22,250 to cover operating expenses for Lee's Summit Social Services, which provides outreach to low-income households and residents experiencing homelessness through its food pantry, bread room, and thrift store.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

In response to evolving community needs, the Lee's Summit Police Department continues to collaborate with behavioral health providers and local service organizations to strengthen a coordinated approach to homelessness. The partnership is focused on aligning law enforcement, outreach, and social services to provide a more consistent and service-oriented response. Dedicated outreach capacity is being established to enhance engagement efforts and improve coordination in the field, along with expanded training to support effective collaboration. As the initiative progresses, partners will evaluate data, identify service gaps, explore additional community partnerships, and pursue diversified funding opportunities to ensure long-term sustainability and shared investment.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Homeless shelter services are provided by the CoC of the Greater Kansas City region. In addition, Hillcrest Transitional Housing operates shelter units in Lee's Summit. Our focus is on providing financial assistance to local public service agencies that target residents who are temporarily homeless due to domestic violence or who are potentially becoming homeless due to mental health issues. Activities receiving CDBG assistance this program year that help reduce chances of people becoming homelessness include services provided by Hope House and Coldwater. In addition, CDBG funding is provided to Hillcrest Transitional Housing to provide case management counseling services to its Lee's Summit client families. The City will

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coordinate and work with CoC for its outreach and assessment efforts.

Addressing the emergency shelter and transitional housing needs of homeless persons

During PY26, the City of Lee's Summit plans to dedicate $13,281 to providing a case manager for Hillcrest Transitional Housing. Case management supports residents of transitional housing in connecting to needs such as employment, services, and 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

During PY26, the City of Lee's Summit plans to dedicate $22,250 in CDBG funding to fund operating expenses for Lee's Summit Social Services. The agency serves low-to-moderate income individuals by providing basic necessities and assistance that can help prevent homelessness. These services may include rent and utility payment assistance, transportation, clothes, and food.

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.

Prevention initiatives play a key role in both long- and short-term strategies to address homeless prevention and counseling for the families they serve. In the 2026 program year, the City will direct CDBG funds to several of these programs to alleviate budget shortage. In the meantime, CDBG support will also benefit local agencies and programs that provide services targeting LMI persons and persons with special needs for housing, health, and other social services.

Discussion

The City's CDBG funding distribution process is a competitive one where the City opens funding request opportunities to all local agencies that provide services to meet the priority goals of the Consolidated Plan. Agencies file funding requests based on financial support needs and funding

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allocations decisions are based on priorities, agency capacities and funding availability.

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AP-75 Barriers to Affordable Housing

Introduction:

Housing market data and stakeholder input both indicate a tight housing market in Lee's Summit, with increasing rents and limited opportunities for first-time homebuyers. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Lee's Summit.

Lee's Summit's 2025 Analysis of Impediments to Fair Housing Choice identified several factors that were contributing to barriers to fair housing, including:

- Lack of affordable housing for low- and moderate-income households
- Lack of housing and services to address homelessness
- Limited supply of accessible housing for people with disabilities
- Limited incomes and lack of access to resources restrict housing choice among protected classes
- Lack of resources and coordination for fair housing outreach, education, and enforcement activities limits residents' access to fair housing services

Participants in the Consolidated Plan process identified similar negative effects of policies and practices on residential investment, such as limited funding for the development of affordable housing. In addition to these public-sector barriers, the private market creates barriers as well. For example, some landlords may refuse to rent units to households receiving Housing Choice Vouchers, families with children, or tenants with therapy/service pets. These practices reduce the affordability of existing units in the private housing stock and create barriers to obtaining affordable housing.

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 of Lee's Summit will address barriers to affordable housing by implementing the actions detailed in its 2025-2029 Analysis of Impediments to Fair Housing Choice related to the impediment of a limited supply of affordable housing for low- and moderate-income households, including:

- Consider addressing limitations in missing middle and multifamily housing types by making changes to the Comprehensive Plan and land use map to open more

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neighborhoods to townhomes, duplexes, and small apartment buildings by-right; further reduce minimum lot sizes; create more medium and high density multifamily and mixed-use acreage; adopt minimum density requirements (especially around transit nodes and commercial and public services); and use underutilized industrial and/or commercial areas for adaptive residential use.

- Investigate the potential for adopting a mandatory or voluntary inclusionary zoning ordinance, including what has worked for other Missouri jurisdictions (e.g., Kansas City) within the framework of state law. Approval could include agreement on a specified percentage or number of units of affordable housing or commitments to make payments to an Affordable Housing Trust Fund in exchange for development concessions and incentives that lower the developer's costs of production.
- Develop an Affordable Housing Trust Fund to support development of affordable housing, including making loans and providing other kinds of financing to help affordable housing projects become reality (e.g., providing gap financing for Low Income Housing Tax Credit (LIHTC) multifamily rental communities).
- Consider ways to provide funding to promote housing affordability, such as implementing an Affordable Housing Bond to fund affordable housing development and other programs, including homeownership, repair and rehabilitation, rental assistance, land acquisition, and/or seed money for a community land trust (e.g., Kansas City affordable housing bond to support its Housing Trust Fund; Lawrence, KS affordable housing trust fund funded by local sales tax and federal funds).
- Consider making affordable housing a priority when disposing of public land. Consider deploying City-owned land in partnership with affordable housing developers and community-based organizations to support affordable housing development.
- Consider partnering with large property owners to provide information and resources related to affordable housing development.
- Consider meeting with affordable housing developers to understand barriers to housing development and develop strategies to address those barriers.
- Consider meeting with other Missouri cities that have implemented Community Land Trusts to understand the role the City might take in supporting the development of a CLT, including facilitating the process of forming a CLT and providing financing through funding and land resources to help get it started.
- Work with affordable housing and owners of large properties to facilitate affordable housing development, including diverse housing types and housing accessible to residents with disabilities.
- Develop a Housing Resource Center or webpage to be a one-stop-shop for housing-related resources such as housing counseling/ referrals, rental assistance, resource

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navigation, homeless services, eviction diversion, legal assistance, landlord-tenant mediation, and healthy homes programs.

- Consider funding City- and community-based housing initiatives, including homebuyer assistance, homeownership education, fair housing training, and other programs.

Discussion:

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AP-85 Other Actions

Introduction:

This section details the City of Lee's Summit's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to meeting underserved needs is limited funding. The City will continue to encourage public service agencies to actively explore and pursue new funding opportunities. The City will also continue to explore and participate in regional solutions to some of the underserved needs.

Actions planned to foster and maintain affordable housing

The City of Lee's Summit will fund multiple programs to foster housing affordability, including continuing to use CDBG funds to support development and rehab of affordable housing by Habitat for Humanity. In addition to specific programs designed to foster and maintain affordable housing, the City will review its zoning ordinances for prospective barriers to affordable housing development and make amendments as needed.

Actions planned to reduce lead-based paint hazards

The City of Lee's Summit integrates Lead Safe Housing Rule requirements into housing policies and procedures by following HUD's Lead Safe Housing Rule requirements in all of the City's federally funded affordable housing development activities. Over the next year, the City of Lee's Summit will continue to conduct lead-based paint inspections and, if a hazard is found, remediation. These actions will both reduce exposure risk and help to maintain the city's older, lower and moderately priced housing. Any housing rehabilitation activities conducted using CDBG funds will continue to monitor closely for any potential lead exposure.

Actions planned to reduce the number of poverty-level families

Over the 2026 program year, the City of Lee's Summit will continue to collaborate with the Continuum of Care to coordinate with homeless, housing, and service providers. Homeless service providers will continue to offer job search and resume assistance and connections to workforce development opportunities, as well as emergency shelter, transitional housing, and services such as food, clothing, and childcare. The City will continue to use CDBG funding to provide public services to reduce poverty, including meals for children, case management services in transitional housing, and operating expenses for Lee's Summit Social Services. A focus on the development of affordable housing with access to public transit will also help low-income families access more employment opportunities, while lowering

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transportation and housing costs.

Actions planned to develop institutional structure

The City of Lee's Summit has developed a robust administrative structure to manage its CDBG funds. The City's Development Services Department offers seminars for potential subrecipients to learn more about the CDBG program. In addition to working with organizations, the City's citizen participation process is designed to make engaged and informed citizens another vital part of the institutional structure. City plans focused on affordable housing, homelessness, and public services provide overarching goals and frameworks for collaboration among agencies and the use of federal, state, local, and other funding.

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

- Continue to provide training for agencies receiving CDBG funding
- Continue to encourage agencies, private or public, to communicate and coordinate
- Continue to monitor CDBG subrecipients on performance and provide technical support as needed

Discussion:

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Program Specific Requirements

AP-90 Program Specific Requirements

Introduction:

The City's CDBG funded programs and projects are not intended to generate any program income up to today. Funds returned to the line of credit are a result of programs and projects completed or cancelled with a balance of unused funds.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

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.	100.00%

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