

# 2024-25 ANNUAL ACTION PLAN

Community Development Block Grant

City of Lee's Summit

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# 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. In the five years leading up to the FY 2024 allocation, CDBG allocations have ranged from \$333,409 to \$390,209. 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 2020-2024 Con Plan.

The information contained in this Action Plan covers the fourth year of the 2020-2024 (Con Plan) period and will begin on July 1, 2024. Through this Plan, the following needs were identified as high priority:

- Sidewalks and curbing in established neighborhoods
- Connection of neighborhood sidewalks to parks/trails
- Storm drains in older neighborhoods
- Long term transitional housing
- Housing affordability: renters and owners
- Maintenance of established neighborhoods
- Rental inspections
- Home ownership counseling
- Transportation barriers
- Accessibility to basic needs and services (food, shelter, clothing)
- Access to and affordability of mental/behavioral Health
- Street maintenance and additional street lighting on neighborhood streets
- Access to affordable daycare

The above priority needs 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 2024 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 Con Plan will be implemented. The recommended funding allocations focus on supporting on-going

programs that have proven to address the critical needs of the community as identified in the Con 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 benefitted 11 homes with repairs including new roofs, driveways, replacing dangerous HVAC and electrical repairs as well as minor painting and radon mitigation. Lee's Summit Housing Authority completed Phase III of their Duncan Estates Exterior Rehabilitation, which included new hardi-board siding, windows, doors, exterior paint, caulking, gutters and downspouts. These improvements benefitted 3 buildings (6 units) in the complex.

Due to limited funding from this program, not all priority needs identified in the Con Plan will be addressed in this program year. Local agencies are encouraged to explore alternative resources to support and expand their programs.

## **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 2024-25 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 3,200 individuals and households, and improve approximately 15-20 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.

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.

During the recent program year, Lee's Summit Housing Authority experienced a change in leadership within their organization. This change provided a delay in reporting requirements, as well as a learning curve for several new members within the organization. The City has continued to provide Lee's Summit Housing Authority with assistance to maintain compliance and ensure contractual agreements are met.

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**

Summary from citizen participation section of plan.

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 20, 2023. The press release specifically stated:

- Applications for the 2024-25 CDBG program year would be available on January 8, 2024;
- Applications would be accepted from January 8 through February 2, 2024; and
- A public hearing would be scheduled where applicants could present their projects before the Community & Economic Development Committee

On February 2, 2024, a public notice was published in the Lee's Summit Tribune announcing the Community and Economic Development Committee (CEDC) public hearing scheduled for March 13, 2024. This hearing provides citizens 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 was held March 13 through April 12. The draft plan was available on the City's website, as well as hard copies of the plan available upon request.

## Press Releases

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Wednesday, December 20, 2023 | Views: 459 | Categories: City of Lee's Summit Press Releases

### Lee's Summit Community Development Block Grant Application Period Begins January 8

The City of Lee's Summit will accept applications from qualified agencies for 2024-25 Community Development Block Grant funding from Jan. 8 – Feb. 2, 2024. The U.S. Department of Housing and Urban Development awards federal grant funds to the City on an annual basis. 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 was designated as an Entitlement Community under the Community Development Block Grant program by HUD, which gives the City the authority to administer the grant funds within the community. The City was awarded \$354,909 for the 2023-24 grant year. Grant funding for the 2024-25 program year which runs from July 1, 2024, through June 30, 2025, has yet to be announced.

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

Proposals and funding requests will be presented by applicants to the City Council's Community and Economic Development Committee at a public hearing in March 2024. At that time the public will have an opportunity to provide input before the committee recommends a funding allocation plan to City Council for adoption.

For information about the Community Development Block Grant program, visit [cityofLS.net/CDBG](http://cityofLS.net/CDBG). Applications must be received by 5 p.m. on Feb. 2, 2024.

#### Press Release for Application Period

##### 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.

No public comments were received.

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

N/A

##### 7. Summary

Through a comprehensive public process, the 2024 Action Plan was developed to address the priority needs of the community as identified through the 2020-24 Con Plan and to distribute funding accordingly to satisfy these needs. The City realizes that CDBG funding is limited and will not address all

of 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	LEE'S SUMMIT	Development Services

#### Narrative (optional)

The City of Lee's Summit is the lead agency for the development, administration, and review of the 2024 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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## AP-10 Consultation

### Introduction

The City of Lee's Summit Development Services Department coordinates the consultation process for the Community Development Block Grant Program 2020-24 Con 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(I))**

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.

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
- Lee's Summit Police Department: developing a Homeless Outreach Team with ReDiscover and Lee's Summit Social Services

**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**

**Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	<b>Coldwater of Lee's Summit</b>
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was notified of the funding application process, attended an optional Pre-Application meeting, 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	<b>Agency/Group/Organization</b>	<b>Hope House</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	<b>Lee's Summit Social Services</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
4 <b>Agency/Group/Organization</b>	<b>Hillcrest Ministries of MidAmerica</b>
<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Veterans
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was notified of the funding application process, attended an optional Pre-Application meeting, submitted a funding request to meet its need for case management, and presented 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 <b>Agency/Group/Organization</b>	<b>Lee's Summit Housing Authority</b>
<b>Agency/Group/Organization Type</b>	PHA
<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was notified of the funding application process, attended an optional Pre-Application meeting, submitted a funding request to meet the agency's funding need to rehab the exterior of local public housing structures, and presented at the public hearing. Due to current performance and capacity concerns, the City is not recommending funding in this program year.

6	<b>Agency/Group/Organization</b>	<b>Truman Heritage Habitat for Humanity</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	<b>Lee's Summit R-7 School District</b>
	<b>Agency/Group/Organization Type</b>	Services-Education Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband Access
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lee's Summit R-7 school district was contacted in regards to low-income students receiving internet access. The district utilizes the EveryoneOn program, which provides free or reduced services to citizens whose children qualify for the free/reduced school lunch program. This program also offers a free computer and internet courses to the families.
8	<b>Agency/Group/Organization</b>	<b>Mid-Continent Public Library, Headquarters</b>
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Internet Services

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City contacted the Mid-Continent Public Library in regards to internet access. The library currently does not offer internet access outside of their buildings. They do provide WiFi access so that patrons can bring their own devices and access free internet service. In the future, they hope to expand these services.
9	<b>Agency/Group/Organization</b>	<b>AT&amp;T</b>
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Internet and Broadband
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lee's Summit AT&T store was contacted via phone call to gather information on broadband needs. The store currently offers the "Access Program" which is a low-cost internet service to qualifying participants of up to 25Mbps with prices ranging from \$5-10 per month. Participants must have at least one resident that participates in SNAP and proof of income.
10	<b>Agency/Group/Organization</b>	<b>Mid America Regional Council</b>
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

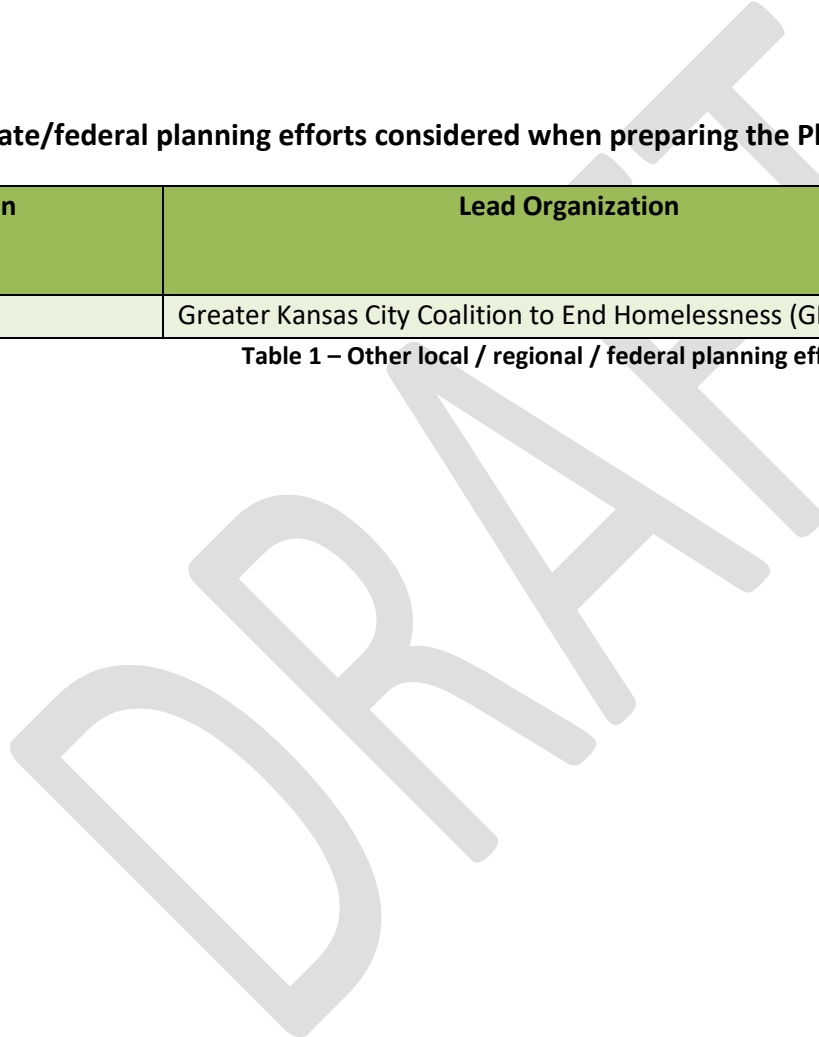
**Identify any Agency Types not consulted and provide rationale for not consulting**

**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)	

**Table 1 – Other local / regional / federal planning efforts**

**Narrative (optional)**



## AP-12 Participation

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

The City advertised funding availability via a press release in the local newspaper as well as on the City website. The press release was posted on December 20, 2023. The press release stated:

- Applications for the 2024-25 CDBG program year would be available on January 8, 2024;
- Applications would be accepted from January 8 through February 2, 2024; 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 Lee's Summit Tribune on February 2, 2024 by a Public Notice. Hard copies of the Action Plan were 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.



**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	No public comments were received.	N/A	<a href="https://cityofls.net/news-media/press-releases/artmid/1782/articleid/6495/lee%e2%80%99s-summit-community-development-block-grant-application-period-be">https://cityofls.net/news-media/press-releases/artmid/1782/articleid/6495/lee%e2%80%99s-summit-community-development-block-grant-application-period-be</a>
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.	No public comments were received.	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	No public comments received.	N/A	

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.	No public comments were received.	N/A	

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# Expected Resources

## AP-15 Expected Resources

### Introduction

At this time, the 2024-25 allocation has not been released by HUD. For planning purposes, the City is using the last program year’s allocation 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 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	342,628	0	0	342,628	0	Allocation for 2024-25, slight decrease from PY 2023-24

**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.

This year, the City's general fund will be used to cover all City administrative costs to run the program. 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 project

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**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
Residential Rehab and Affordable Housing	2020	2024	Affordable Housing Public Housing	Communitywide	Residential Rehabilitation and Affordable Housing	CDBG: \$291,234	Homeowner Housing Rehabilitated: 20 Household Housing Unit
Basic Needs for Food, Clothing, etc.	2020	2024	Homeless Non-Homeless Special Needs	Communitywide	Mental Health/Substance Abuse Assistance Basic Needs of Low-to-Moderate Income Persons	CDBG: \$38,294	Public service activities other than Low/Moderate Income Housing Benefit: 2271 Persons Assisted
Mental Health/Substance Abuse Counseling	2020	2024	Non-Homeless Special Needs	Communitywide	Mental Health/Substance Abuse Assistance	CDBG: \$13,100	Public service activities other than Low/Moderate Income Housing Benefit: 16 Persons Assisted
CDBG Program Planning/Administration	2020	2024	Planning & Administration	Communitywide	CDBG Planning/Administration	CDBG: \$0	Other: 1 Other

## Goal Descriptions

<b>Goal Name</b>	Residential Rehab and Affordable Housing
<b>Goal Description</b>	To ensure the longevity of affordable housing in Lee's Summit, the City is recommending funding to Truman Habitat for Humanity (Habitat). Habitat continues to provide minor home repairs to qualifying residents; this includes roof repair, siding, driveways, dangerous tree removal, windows, etc. By providing these services, residents are able to stay in their homes.
<b>Goal Name</b>	Basic Needs for Food, Clothing, etc.
<b>Goal Description</b>	The Con Plan Identified Basic Needs as a high priority for the residents of Lee's Summit. Based on this, the City is recommending funding to multiple agencies to provide basic needs to qualifying residents. The Coldwater BackSnack program provides qualifying school-aged children and their families a weekend backpack of healthy and sustainable foods to ensure access to food. Lee's Summit Social Services (LSSS) provides emergency assistance to residents that are unable to pay their rent and/or utility bills. LSSS also provides a food pantry, transportation services and counseling to residents. The City has also awarded funding to the Hope House Court Advocacy Program, this program ensures that victims of domestic violence are able to have a safe and supportive place to reside while navigating the court process.
<b>Goal Name</b>	Mental Health/Substance Abuse Counseling
<b>Goal Description</b>	Hillcrest Transitional Housing provides counseling to individuals who may be experiencing homelessness. The Case Manager that is partially funded by CDBG monies provides direct supportive services to residents assisting them with employment, budgeting, life skills, various forms of counseling, reducing or ending welfare benefits and securing permanent housing.
<b>Goal Name</b>	CDBG Program Planning/Administration
<b>Goal Description</b>	The City of Lee's Summit performs all administrative functions pertaining to the HUD funding. During this program year, the City is utilizing its general fund budget for this cost and not seeking any grant assistance.

## 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, all 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 ran by Truman Heritage Habitat for Humanity.

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

#### 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 2024 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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<b>Project Name</b>	Coldwater BackSnack Program
<b>Target Area</b>	Communitywide
<b>Goals Supported</b>	Basic Needs for Food, Clothing, etc.
<b>Needs Addressed</b>	Basic Needs of Low-to-Moderate Income Persons
<b>Funding</b>	CDBG: \$5,194
<b>Description</b>	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.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that the BackSnack program will benefit 258 children and the CDBG portion of the funding will benefit about 32 for the entire school year
<b>Location Description</b>	Coldwater will deliver the backpacks to schools located within Lee's Summit
<b>Planned Activities</b>	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.
<b>Project Name</b>	Hope House Court Advocacy Program
<b>Target Area</b>	Communitywide
<b>Goals Supported</b>	Mental Health/Substance Abuse Counseling
<b>Needs Addressed</b>	Mental Health/Substance Abuse Assistance
<b>Funding</b>	CDBG: \$13,100
<b>Description</b>	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.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Hope House estimates they will serve 300 clients, 100 of those being funded with CDBG dollars.

<b>Location Description</b>	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.
<b>Planned Activities</b>	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.
<b>Project Name</b>	Lee's Summit Social Services Operating Expenses
<b>Target Area</b>	Communitywide
<b>Goals Supported</b>	Basic Needs for Food, Clothing, etc.
<b>Needs Addressed</b>	Basic Needs of Low-to-Moderate Income Persons
<b>Funding</b>	CDBG: \$20,000
<b>Description</b>	To cover operating expenses including: utilities and insurance.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Lee's Summit Social Services serves over 2,500 citizens throughout the community.
<b>Location Description</b>	Lee's Summit Social Services 108 SE 4th St Lee's Summit, MO
<b>Planned Activities</b>	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
<b>Project Name</b>	Hillcrest Transitional Housing Case Manager
<b>Target Area</b>	Communitywide
<b>Goals Supported</b>	Mental Health/Substance Abuse Counseling
<b>Needs Addressed</b>	Mental Health/Substance Abuse Assistance
<b>Funding</b>	CDBG: \$13,100

<b>Description</b>	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.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The agency estimates that the case management will help about 192 persons, of which about 64 will benefit from CDBG assistance.
<b>Location Description</b>	Hillcrest will provide case management at its Lee's Summit location: 501 SW Mission Rd
<b>Planned Activities</b>	The Case Manager will provide one-on-one case management counseling to client families residing at the shelter.
<b>Project Name</b>	Habitat for Humanity Home Preservation
<b>Target Area</b>	Communitywide
<b>Goals Supported</b>	Residential Rehab and Affordable Housing
<b>Needs Addressed</b>	Residential Rehabilitation and Affordable Housing
<b>Funding</b>	CDBG: \$291,234
<b>Description</b>	To provide minor exterior repairs, emergency and critical repair services for eligible residents
<b>Target Date</b>	12/31/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Habitat estimates to provide repairs to 15-20 homes in Lee's Summit.
<b>Location Description</b>	Truman Habitat for Humanity offices are located in Independence, MO. The home repairs of this project will take place within Lee's Summit.
<b>Planned Activities</b>	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.

## 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

The programs to be funded target low-to-moderate income individuals/households and persons with special needs regardless of their location in Lee's Summit. The majority of the agencies to receive CDBG funding are located within or immediately adjacent to the Old Town area of the community. The Home Preservation Program includes homes throughout the community.

### Geographic Distribution

Target Area	Percentage of Funds
Old Town Area	
Communitywide	100

### Rationale for the priorities for allocating investments geographically

Generally, there is no priority given based on geographic location. The programs are funded to serve the needs of targeted clients regardless of geographic locations, so long as the clients are Lee's Summit residents.

### Discussion

The City's purpose is to serve those individuals and areas that have been identified within the Con Plan. This does not focus on a certain area of the City, but rather a population of people. The City and its supported projects assist people within the community, so long as the individual is a resident of Lee's Summit.

# Affordable Housing

## AP-55 Affordable Housing

### Introduction

For the 2024 Action Plan, the City anticipates supporting Truman Habitat for Humanity at its full funding request. This funding allocation will allow Habitat to complete in-demand repairs on 15-20 qualifying homes.

The City still maintains a relationship with Lee's Summit Housing Authority, the City's only public housing provider. During this Action Plan, the City has not recommended funding to LSHA due to capacity and compliance issues within the organization.

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

### Discussion

## AP-60 Public Housing

### Introduction

The Lee's Summit Housing Authority (LSHA) provides publicly supported housing options for low-income residents living in Lee's Summit. LSHA provides 116 public housing units via Duncan Estates and Lea Haven Apartments and 649 Section 8 Choice Housing Vouchers.

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

The Lee's Summit Housing Authority (LSHA) has adopted the following action strategies to address the needs of Public Housing and Affordable Housing Development and this year, it will continue to implement these actions:

- Advocating for the industry and our role within the local Community
- Identify and leverage trends to create a broader range of housing options that together will local housing shortfalls
- Build relationships with partners
- Apply for additional rental vouchers (as they may become available through HUD) and actively administrate the Section 8 Housing Choice Voucher Program.
- Explore leveraging public and private funds to create additional housing opportunities
- Collaborate with the City of Lee's Summit, Jackson County, other for-profit and non-profit organizations in the development of affordable housing
- Collaborate with the Lee's Summit Economic Development Council
- Employ effective management and maintenance policies

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

The Lee's Summit Housing Authority has a Resident Housing Commissioner appointed to serve on the Board of Housing Commissioners. Resident Commissioner is a welcomed addition to the Housing Authority Board of Commissioners and brings a unique perspective and insight to the Board. The Lee's Summit Housing Authority keeps open communications with the residents through a monthly newsletter and an "open-door" policy for residents to voice their concerns. Residents are also engaged by LSHA management and Board Members.

In addition, several agencies within Lee's Summit offer homeownership classes to residents that qualify; these include CDBG funded programs offered by Hillcrest Transitional Housing, Lee's Summit Social

Services and Hope House.

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

The Lee's Summit Housing Authority is designated a High Performing Agency by HUD through its Public Housing Management Assessment and Section Eight Management Assessment Programs. LSHA is not designated as "troubled".

**Discussion**

Many of the strategies and goals for long-term viability and objectives for addressing the needs of the Lee's Summit Housing Authority, and the greater Community, are taken directly from the information, strategies and objectives identified in the City of Lee's Summit's Consolidated Plan. They may also be identified in additional "Studies" such as the Old Lee's Summit Development Master Plan and Housing Affordability Analysis 2014, Vogt Strategic Insights 2017, Lee's Summit Affordable Housing Needs Assessment by University of Kansas Urban Planning Students UBPL: 710 Fall of 2017, Census Data, and related market studies.

Many of the physical and operational improvements identified in LSHAs 5-Year Plan are contingent upon current and future funding through the CDBG Program, HUD Funding (CFP & OPFND) and, PILOT waiver by the City.

Many of the strategies to address the need for developing affordable housing opportunities and solutions for the growing senior population, veterans and low to moderate income families is dependent upon cooperation by the City of Lee's Summit, the Business Community, Private and Public Investments and the greater Community's support.



## **AP-65 Homeless and Other Special Needs Activities**

### **Introduction**

For the 2024 Action Plan, the City anticipates supporting the homeless and special needs population by providing continued financial support to local public services such as Hope House, Coldwater, Hillcrest and Lee's Summit Social Services. These agencies all continue to provide critical services to Lee's Summit residents with special needs.

Coldwater of Lee's Summit has requested funds to continue the support of the "BackSnack Program". This program provides nutritional needs of hungry children. Hope House, Hillcrest Transitional Housing and Lee's Summit Social Services provide varied services pertaining to the mental health of low-to-moderate income individuals, those experiencing homelessness or those effected by domestic violence.

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

In 2023, the Lee's Summit Police Department began working with ReDiscover and Lee's Summit Social Services to develop a Homeless Outreach Team. After researching multiple programs across the nation, the planning group settled on two models that they wish to build from – the Sarasota Springs, FL model and the Houston, TX model. Both utilize a collaboration of police, social services, community stakeholders and behavioral health services to form a comprehensive and robust response to homelessness.

This group has already implemented the first step in collaboration. ReDiscover is working on hiring and assigning Lee's Summit its own street outreach worker. This person will be dedicated to developing our homeless outreach program and have offices both at ReDiscover in Lee's Summit and at Lee's Summit Social Services. The Lee's Summit Police Department will also develop patrol officer training with the street outreach worker to explain how officers and co-responders can utilize the homeless outreach team on calls for service.

Next steps will include evaluating the data gathered by the street outreach worker, determining what resources need to be expanded or created, and reaching out to additional partners across the community. We are also looking for different funding streams to support this large project so that no one agency needs to bear the brunt of the entire cost

### **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 18 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 coordinate and work with CoC for its outreach and assessment efforts.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City plans to continue providing financial support to local agencies through CDBG funds. These agencies, which include Hope House, Hillcrest Transitional Housing and Lee's Summit Social Services, offer support to those currently experiencing homelessness or experiencing displacement due to domestic violence situations. While the City does not directly receive ESG funds, local non-profits are encouraged to apply for these funds as an additional source of funding.

**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 continues to work with the regional CoC, as well as coordinating efforts with Lee's Summit Social Services. Local churches often provide similar services without any assistance from CDBG, but nonetheless play an important role in helping homeless individuals and families make the transition to permanent housing.

**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 2024 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 allocations decisions are based on priorities, agency capacities and funding availability.

## AP-75 Barriers to Affordable Housing

### Introduction:

The City of Lee's Summit's adopted public policies and standards pertaining to development as well as housing development and residential investment in the community. These policies are designed and updated to promote and protect community values, to ensure quality, to improve sustainability, to protect property values and investments, and to provide equal opportunities for all. The City does not and will not endorse and put in place any public policies that will prevent investment and development of affordable housing. The City provides financial opportunities through the CDBG program for agencies to provide housing choices and home repairs to benefit persons with housing burdens.

In 2019, the City completed its Analysis of Impediments to Fair Housing Choice (AI) project. Based upon this, it does not appear that there is sufficient housing for those of extremely low to moderate income households. This has also been identified through the Con Plan, and is being addressed through projects funded by CDBG, as well as the City's IGNITE Comprehensive Plan. The Analysis of Impediments can be viewed at [www.cityofls.net/development-services/fair-housing](http://www.cityofls.net/development-services/fair-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 is addressing the availability of affordable housing by implementing the following:

- Maintaining housing stock through CDBG funded construction programs.
- Continued public-service support for those agencies that offer housing services
- Continued efforts of implementing the City-wide IGNITE Comprehensive Plan. One of the prioritized plan objectives is Strong Neighborhoods and Housing Choices. The goals of this objective are to define affordability and set housing goals, as well as to evaluate current requirements to allow more housing options.
- In order to address growth limitations, the City hired a consultant to complete a City-wide housing assessment in order to assess future market demand. One of the focus points of the study was on age-restricted and affordable housing units. A presentation on the results were given in July 2023, which stated over the next 10 years that Lee's Summit would have a need for an additional 450 affordable rental units, 25%-30% of which would need to be set aside for seniors. This presentation was given to our City Council to make them aware of the demand utilizing factual reports, and give them tools to use to make decisions when projects are proposed in our community.
- In February 2024, staff gave a presentation to the Community & Economic Development Committee called "A Look at Housing in Lee's Summit". This presentation discussed housing inventory, goals, and received recommendations from the committee on housing programs they

were interested in having staff research or implement.

- The City's Community for All Ages program currently has a Gold Status recognition through MARC. This program is implementing a CFAA plan and initiatives to promote housing for all and housing resources and opportunities for older adults.
- To help address the impediment "lack of public information on housing services available", CDBG staff has been assisting Habitat in finding low-income residents who need their services. Staff has found the best approach for spreading the awareness of their program is to go door-to-door delivering flyers, and advertising in libraries and churches.
- To help address the impediment "lack of affordable services such as health food" the City has been funding Lee's Summit Social Services Operational costs, which helps them use more funding for clients who need food and clothing.
- To help address the impediment "lack of public transportation connecting people with special needs and special needs services" CDBG staff applied for a grant through the Department of Economic Development, and will be receiving an award of \$685,000 to help build a new Youth Center for a nonprofit called Pro Deo, so they can serve more middle and high school aged teens in Lee's Summit with mental health problems, are depressed, suicidal, etc. This new Youth Center will be located within walking distance of Lee's Summit High School, so students won't need transportation to access their free services.

**Discussion:**

## AP-85 Other Actions

### Introduction:

HUD requires grantees to ensure that these grant funds are used to address underserved needs, affordable housing, the structure for the delivery of services to families in need, and the coordination of services

### 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

Funded programs and projects through CDBG for housing related repairs and rehabilitation meet the goal of sustaining the community's affordable housing stock and improving the conditions. In an effort to increase the number of clients served, the City has transitioned the Minor Home Repair Program to a non-profit, Truman Habitat for Humanity, to foster a similar program that will help more clients. The City will continue to serve as a liaison between the citizens and Habitat.

### Actions planned to reduce lead-based paint hazards

Continue to educate the public regarding the danger of lead-based paint hazards. Continue to enforce the requirement for residential rehabilitation contractors to be properly licensed when taking on residential rehabilitation projects.

### Actions planned to reduce the number of poverty-level families

The City continues to promote economic development to improve the economic health of the community and its citizens by:

- Increasing business activities
- Expanding job training and employment opportunities
- Fostering small businesses and startups
- Investing in needed public infrastructure improvements for economic development
- Encouraging and incentivizing business expansions and new business activities
- Continuing to support private agencies for services to help poverty-level population to get on

their feet

### **Actions planned to develop institutional structure**

The City will continue to improve the institutional structure to better serve the needs of the community. Inter-agency coordination will continue to be the focus in order to improve efficiency and avoid duplication of efforts. This year, the City is conducting another round of its strategic planning that involves extensive public involvement to help the City identify priority needs of this community and strategies to meet those needs. This process will certainly help to further strengthen the effort of a community working together to tackle community issues. In early 2020, the City also began working on developing a new comprehensive plan, which will be an extensive, multi-year process involving a lot of inter-agency coordination.

### **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:**

# 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
<b>Total Program Income:</b>	<b>0</b>

**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%