

**Community Development Block Grant**

***Substantial  
Amendment to the  
2020-2021  
Annual Action Plan***

**August 2021**

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Annual Action Plan  
2020



## Expected Resources

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

#### Introduction

The Community Development Block Grant is the only known resource to be available to the City of Lee's Summit from various federal resources to address the identified community needs. Local agencies will have opportunities to apply for the ESG grant through the State of Missouri. Public housing needs may also be met with other HUD grants to be awarded to the Lee's Summit Housing Authority. Local agencies will continue to make efforts and explore new funding sources for their programs to meet client needs.

#### Anticipated Resources

| Program | Source of Funds  | Uses of Funds                                                                                                  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description                                                                                                                                                                                                          |
|---------|------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--------------------------|-----------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                  |                                                                                                                | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |                                                   |                                                                                                                                                                                                                                |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 372,328                          | 0                  | 21,067                   | 393,395   | 1,500,000                                         | CDBG fund allocation from HUD for Program Year 2020-2021, plus unused funds from prior year activities. Expected amount for remainder of Con Plan is estimated based on recent awards from HUD. No program income is expected. |

| Program | Source of Funds  | Uses of Funds         | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description                                                                                                                                                                                                                   |
|---------|------------------|-----------------------|----------------------------------|--------------------|--------------------------|-----------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                  |                       | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |                                                   |                                                                                                                                                                                                                                         |
| Other   | public - federal | Public Services       | 352,711                          | 0                  | 0                        | 352,711   | 0                                                 | Funding will be awarded to qualifying public service agencies to prevent, prepare and respond to coronavirus; including emergency rental/utility assistance, food insecurities, mental health efforts and testing/vaccine partnerships. |
| Other   | public - federal | Public Services Other | 219,061                          | 0                  | 0                        | 219,061   | 0                                                 | CDBG-CV funds used to prevent, prepare for and respond to coronavirus. .                                                                                                                                                                |

Table 1 - Expected Resources – Priority Table

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

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

N/A

**Discussion**

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

| Sort Order | Goal Name                                | Start Year | End Year | Category                                  | Geographic Area | Needs Addressed                                   | Funding            | Goal Outcome Indicator                                                                                          |
|------------|------------------------------------------|------------|----------|-------------------------------------------|-----------------|---------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------|
| 1          | Basic Needs for Food, Clothing, etc.     | 2020       | 2024     | Homeless<br>Non-Homeless<br>Special Needs | Communitywide   | Basic Needs of Low-to-Moderate Income Persons     | CDBG:<br>\$38,463  | Public service activities other than Low/Moderate Income Housing<br>Benefit: 2866 Persons Assisted              |
| 2          | Mental Health/Substance Abuse Counseling | 2020       | 2024     | Non-Homeless<br>Special Needs             | Communitywide   | Mental Health/Substance Abuse Assistance          | CDBG:<br>\$17,395  | Public service activities other than Low/Moderate Income Housing<br>Benefit: 405 Persons Assisted               |
| 3          | Residential Rehab and Affordable Housing | 2020       | 2024     | Affordable Housing<br>Public Housing      | Communitywide   | Residential Rehabilitation and Affordable Housing | CDBG:<br>\$265,500 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing<br>Benefit: 81 Households Assisted |

| Sort Order | Goal Name                            | Start Year | End Year | Category                  | Geographic Area | Needs Addressed              | Funding        | Goal Outcome Indicator |
|------------|--------------------------------------|------------|----------|---------------------------|-----------------|------------------------------|----------------|------------------------|
| 4          | CDBG Program Planning/Administration | 2020       | 2024     | Planning & Administration | Communitywide   | CDBG Planning/Administration | CDBG: \$72,037 | Other: 2 Other         |

Table 2 – Goals Summary

### Goal Descriptions

|   |                         |                                                                                                                                                                                                                                                  |
|---|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Goal Name</b>        | Basic Needs for Food, Clothing, etc.                                                                                                                                                                                                             |
|   | <b>Goal Description</b> | Provide CDBG assistance to local programs that meet the needs of the homeless, low-to-moderate income persons, children, and persons with disabilities for food, clothing and other essentials for survival.                                     |
| 2 | <b>Goal Name</b>        | Mental Health/Substance Abuse Counseling                                                                                                                                                                                                         |
|   | <b>Goal Description</b> | Continue to support local agencies and programs for mental health and substance abuse counseling.                                                                                                                                                |
| 3 | <b>Goal Name</b>        | Residential Rehab and Affordable Housing                                                                                                                                                                                                         |
|   | <b>Goal Description</b> | Provide CDBG assistance to low-to-moderate income homeowners for urgent and critical repairs to ensure decent living conditions. Support Lee's Summit Housing Authority in its continuing maintenance of the existing public housing structures. |
| 4 | <b>Goal Name</b>        | CDBG Program Planning/Administration                                                                                                                                                                                                             |
|   | <b>Goal Description</b> | Various activities and associated expenses for the general administration of the CDBG program, including staff time, advertising, staff training, and planning activities as allowed by HUD regulations.                                         |

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

This program year, Lee's Summit continues to support existing on-going public service programs by maintaining the current level of CDBG funding. On the Public Service side, all funding requests are met with the capped amount of the annual grant. New this year, the City will invest in a Home Preservation program ran by Truman Heritage Habitat for Humanity, instead of operating it's Minor Home Repair program in-house. The goal of this change is to help more LMI households and free up City staff time managing the overall program. The City continues to work with Lee's Summit Housing Authority to make needed upgrades of its residential units for sustainability, safety and efficiency.

The City of Lee's Summit will also receive \$261,019 in CDBG-CV funds. To assist in addressing the increased demand for services and need for personal protective equipment, the City is proposing to allocate CDBG funds to local public service agencies. The additional funding is expected to assist at least 300 low-income households and assist providers in securing protective equipment required in order to continue providing services.

In September 2020, the City was notified it would receive an additional allocation of \$352,711 in CDBG-CV funds to help the community continue responding to the coronavirus pandemic. These funds will be awarded to qualifying public service agencies to provide assistance in emergency utility and/or rent assistance, mental health efforts, food insecurities and testing/vaccine partnerships.

Due to the supply and demand effects caused by the COVID-19 pandemic, Lee's Summit Housing Authority requested a substantial change in scope of work to their Duncan Estates Exterior Rehab Phase I project. This request will change the number of homes benefitted from 66 to 8. The exterior rehabilitation will include new siding, gutters, windows, doors, gutters, downspouts, soffits and front porch columns. The project still plans to complete all 66 units over the next 3-5 years.

### Projects

| # | Project Name                                          |
|---|-------------------------------------------------------|
| 1 | CDBG Administration                                   |
| 2 | Coldwater BackSnack Program                           |
| 3 | Hope House Children's Therapy                         |
| 4 | ReDiscover Case Manager                               |
| 5 | Hillcrest Transitional Housing Case Manager           |
| 6 | Truman Habitat for Humanity Home Preservation Program |
| 7 | Lee's Summit Social Services Operating Expenses       |

| #  | Project Name                                                 |
|----|--------------------------------------------------------------|
| 8  | Lee's Summit Housing Authority Duncan Estates Exterior Rehab |
| 9  | CV- Lee's Summit Social Services Emergency Assistance        |
| 10 | CV- Developing Potential COVID Response                      |
| 11 | CV- Public Services                                          |

**Table 3 - Project Information**

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

Under the CDBG-CV Phase III funding, the City will administer funding to qualifying public service agencies as needs arise within the community.

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**AP-38 Project Summary**  
**Project Summary Information**

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|   |                                                                                                |                                                                                                                                                                                      |
|---|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Project Name</b>                                                                            | CDBG Administration                                                                                                                                                                  |
|   | <b>Target Area</b>                                                                             | Communitywide                                                                                                                                                                        |
|   | <b>Goals Supported</b>                                                                         | CDBG Program Planning/Administration                                                                                                                                                 |
|   | <b>Needs Addressed</b>                                                                         | CDBG Planning/Administration                                                                                                                                                         |
|   | <b>Funding</b>                                                                                 | CDBG: \$72,037                                                                                                                                                                       |
|   | <b>Description</b>                                                                             | Activities directly associated with administration of the CDBG program.                                                                                                              |
|   | <b>Target Date</b>                                                                             | 12/31/2021                                                                                                                                                                           |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | N/A                                                                                                                                                                                  |
|   | <b>Location Description</b>                                                                    | 220 SE Green St<br>Lee's Summit, MO 64063                                                                                                                                            |
|   | <b>Planned Activities</b>                                                                      | City activities associated with administering the CDBG program.                                                                                                                      |
| 2 | <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: \$5,048                                                                                                                                                                        |
|   | <b>Description</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>Target Date</b>                                                                             | 6/30/2021                                                                                                                                                                            |
|   | <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>                                                                      | 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>3</b>                  | <b>Project Name</b>                                                                                                                                  | Hope House Children's Therapy                                                                                                                                                                                                                                                            |
|                           | <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: \$12,600                                                                                                                                                                                                                                                                           |
|                           | <b>Description</b>                                                                                                                                   | Therapy sessions provided at Hope House for children experiencing domestic violence.                                                                                                                                                                                                     |
|                           | <b>Target Date</b>                                                                                                                                   | 6/30/2021                                                                                                                                                                                                                                                                                |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>                                                       | The agency estimates 185 children will benefit from this program.                                                                                                                                                                                                                        |
|                           | <b>Location Description</b>                                                                                                                          | Therapy sessions will take place at the Lee's Summit location of Hope House; for security purposes, the physical address is confidential.                                                                                                                                                |
| <b>Planned Activities</b> | The agency provides counseling sessions to children and family members focusing on issues relevant to children who are exposed to domestic violence. |                                                                                                                                                                                                                                                                                          |
| <b>4</b>                  | <b>Project Name</b>                                                                                                                                  | ReDiscover Case Manager                                                                                                                                                                                                                                                                  |
|                           | <b>Target Area</b>                                                                                                                                   | Old Town Area                                                                                                                                                                                                                                                                            |
|                           | <b>Goals Supported</b>                                                                                                                               | Mental Health/Substance Abuse Counseling                                                                                                                                                                                                                                                 |
|                           | <b>Needs Addressed</b>                                                                                                                               | Mental Health/Substance Abuse Assistance                                                                                                                                                                                                                                                 |
|                           | <b>Funding</b>                                                                                                                                       | CDBG: \$4,795                                                                                                                                                                                                                                                                            |
|                           | <b>Description</b>                                                                                                                                   | ReDiscover works with the Lee's Summit R-7 School District and provides mental health counseling at Lee's Summit Elementary School for at-risk children. The counseling focuses on behavioral health, health, violence prevention, academic achievement, housing or other related risks. |
|                           | <b>Target Date</b>                                                                                                                                   | 6/30/2021                                                                                                                                                                                                                                                                                |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>                                                       | The agency estimates they will serve 220 students through this program.                                                                                                                                                                                                                  |
|                           |                                                                                                                                                      |                                                                                                                                                                                                                                                                                          |

|   |                                                                                                |                                                                                                                                                                                                                                                                         |
|---|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Location Description</b>                                                                    | Lee's Summit Elementary<br>110 SE Green St<br>Lee's Summit, MO                                                                                                                                                                                                          |
|   | <b>Planned Activities</b>                                                                      | Case manager working with the school providing counseling to the students who are identified as at-risk children.                                                                                                                                                       |
| 5 | <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: \$15,775                                                                                                                                                                                                                                                          |
|   | <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>                                                                             | 6/30/2021                                                                                                                                                                                                                                                               |
|   | <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.                                                                                                                                                         |
| 6 | <b>Project Name</b>                                                                            | Truman Habitat for Humanity Home Preservation Program                                                                                                                                                                                                                   |
|   | <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: \$125,500                                                                                                                                                                                                                                                         |
|   | <b>Description</b>                                                                             | To provide minor exterior repairs, emergency and critical repair services on a first come first serve basis, for eligible residents.                                                                                                                                    |
|   | <b>Target Date</b>                                                                             | 12/31/2021                                                                                                                                                                                                                                                              |

|                           |                                                                                                                                                                                          |                                                                                                                                                                                                        |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>                                                                                           | The agency expects it can provide minor home repairs to 15-17 LMI households.                                                                                                                          |
|                           | <b>Location Description</b>                                                                                                                                                              | The home repairs of this project will take place within Lee's Summit.                                                                                                                                  |
|                           | <b>Planned Activities</b>                                                                                                                                                                | Home Preservation will provide minor home repairs to qualifying LMI households in Lee's Summit. These repairs will ensure aging homes are safer, more efficient and provide a decent living condition. |
| <b>7</b>                  | <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: \$17,640                                                                                                                                                                                         |
|                           | <b>Description</b>                                                                                                                                                                       | To cover operating expenses, including: utilities, vehicle repair, fuel, insurance and legal services.                                                                                                 |
|                           | <b>Target Date</b>                                                                                                                                                                       | 6/30/2021                                                                                                                                                                                              |
|                           | <b>Estimate the number and type of families that will benefit from the proposed activities</b>                                                                                           | The agency estimates that 2,770 low-to-moderate income people will benefit from this program.                                                                                                          |
|                           | <b>Location Description</b>                                                                                                                                                              | Lee's Summit Social Services<br>108 SE 4th St<br>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. |                                                                                                                                                                                                        |
| <b>8</b>                  | <b>Project Name</b>                                                                                                                                                                      | Lee's Summit Housing Authority Duncan Estates Exterior Rehab Phase I                                                                                                                                   |
|                           | <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: \$140,000                                                                                                                                                                                        |

|    |                                                                                                |                                                                                                                                                     |
|----|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Description</b>                                                                             | Combining the agency's own capital funds and CDBG funds, Lee's Summit Housing Authority will complete the exterior rehab project at Duncan Estates. |
|    | <b>Target Date</b>                                                                             | 03/31/2022                                                                                                                                          |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Phase I of the Exterior Rehab project will benefit approximately 8 low-moderate income housing units.                                               |
|    | <b>Location Description</b>                                                                    | Duncan Estates public housing complex immediately south of US 50 between Ward Rd and M-291.                                                         |
|    | <b>Planned Activities</b>                                                                      | Exterior renovations to 8 units at the Duncan Estates public housing complex.                                                                       |
| 9  | <b>Project Name</b>                                                                            | CV- Lee's Summit Social Services Emergency Assistance                                                                                               |
|    | <b>Target Area</b>                                                                             | Communitywide                                                                                                                                       |
|    | <b>Goals Supported</b>                                                                         | Basic Needs for Food, Clothing, etc.                                                                                                                |
|    | <b>Needs Addressed</b>                                                                         | COVID Response                                                                                                                                      |
|    | <b>Funding</b>                                                                                 | CDBG-CV: \$187,061                                                                                                                                  |
|    | <b>Description</b>                                                                             | The agency will offer utility and rent/mortgage assistance to qualifying individuals for up to 90 days.                                             |
|    | <b>Target Date</b>                                                                             | 6/30/2021                                                                                                                                           |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Lee's Summit Social Services estimates assisting over 200 low-to-moderate income families within the community.                                     |
|    | <b>Location Description</b>                                                                    | Lee's Summit Social Services<br>108 SE 4th St<br>Lee's Summit, MO                                                                                   |
|    | <b>Planned Activities</b>                                                                      | The agency will offer utility and rent/mortgage assistance to qualifying individuals for up to 90 days.                                             |
| 10 | <b>Project Name</b>                                                                            | CV- Developing Potential COVID Response                                                                                                             |
|    | <b>Target Area</b>                                                                             | Communitywide                                                                                                                                       |
|    | <b>Goals Supported</b>                                                                         | Basic Needs for Food, Clothing, etc.                                                                                                                |
|    | <b>Needs Addressed</b>                                                                         | COVID Response                                                                                                                                      |

|           |                                                                                                |                                                                                                                                                                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | <b>Funding</b>                                                                                 | CDBG-CV: \$32,000                                                                                                                                                                                                                                                                        |
|           | <b>Description</b>                                                                             | Funds will pay for cleaning costs related to COVID- 19 protection and disinfection: disinfectant, face masks (varying types based on work being performed), safety glasses, thermometers, gloves, hand sanitizer, thermal body scanners for entrances to facility, touch free trash cans |
|           | <b>Target Date</b>                                                                             | 12/31/2020                                                                                                                                                                                                                                                                               |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Funding will directly benefit 46 clients of Developing Potential as well as the staff attending to the clients.                                                                                                                                                                          |
|           | <b>Location Description</b>                                                                    | Developing Potential<br>251 NE Executive Way<br>Lee's Summit, MO                                                                                                                                                                                                                         |
|           | <b>Planned Activities</b>                                                                      | Funds will pay for cleaning costs related to COVID- 19 protection and disinfection: disinfectant, face masks (varying types based on work being performed), safety glasses, thermometers, gloves, hand sanitizer, thermal body scanners for entrances to facility, touch free trash cans |
| <b>11</b> | <b>Project Name</b>                                                                            | CV- Public Services                                                                                                                                                                                                                                                                      |
|           | <b>Target Area</b>                                                                             | Communitywide                                                                                                                                                                                                                                                                            |
|           | <b>Goals Supported</b>                                                                         | Basic Needs for Food, Clothing, etc.<br>Mental Health/Substance Abuse Counseling                                                                                                                                                                                                         |
|           | <b>Needs Addressed</b>                                                                         | Mental Health/Substance Abuse Assistance<br>Basic Needs of Low-to-Moderate Income Persons<br>COVID Response                                                                                                                                                                              |
|           | <b>Funding</b>                                                                                 | CDBG-CV3: \$352,711                                                                                                                                                                                                                                                                      |
|           | <b>Description</b>                                                                             | Grantee will administer funds to qualifying Public Service agencies to combat Coronavirus, including emergency rental and utility assistance, food insecurity, mental health efforts and testing/vaccine partnerships.                                                                   |
|           | <b>Target Date</b>                                                                             | 12/31/2022                                                                                                                                                                                                                                                                               |

|  |                                                                                                |                                                                                                                                                |
|--|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |                                                                                                                                                |
|  | <b>Location Description</b>                                                                    | Activities will occur communitywide in Lee's Summit, Missouri                                                                                  |
|  | <b>Planned Activities</b>                                                                      | Funding will be utilized for emergency rental and utility assistance, food insecurity, mental health efforts and testing/vaccine partnerships. |

## **AP-50 Geographic Distribution – 91.220(f)**

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

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.

### **Geographic Distribution**

| <b>Target Area</b> | <b>Percentage of Funds</b> |
|--------------------|----------------------------|
| Old Town Area      |                            |
| Communitywide      | 100                        |

**Table 4 - Geographic Distribution**

### **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. Some services go beyond the City limits due to the nature of their programs.

### **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.

The City identified two different Geographic Distribution Target Areas for the purpose of the Consolidated Plan: Old Town Area and Communitywide. However, the programs and services to be supported through the CDBG program target the populations that the CDBG program is designed for, without an obvious emphasis on the geographic locations of the clients. As shown above, the City intends to allocate funding for programs and services that do not specifically have a geographic focus. However, most of these programs and services benefit the population located in the Old Town Area or areas adjacent to the this part of the city.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

For the 2020-21 Action Plan, the City anticipates supporting the Lee's Summit Housing Authority and a Minor Home Repair or Home Preservation Program at levels specified in the projects section of the plan. **This means that the City expects to benefit approximately 8 households through the LSHA's exterior rehab program at Duncan Estates** and 15-17 households through a Home Preservation Program.

| One Year Goals for the Number of Households to be Supported |    |
|-------------------------------------------------------------|----|
| Homeless                                                    | 0  |
| Non-Homeless                                                | 25 |
| Special-Needs                                               | 0  |
| Total                                                       | 25 |

**Table 5 - 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                                       | 25 |
| Acquisition of Existing Units                                 | 0  |
| Total                                                         | 25 |

**Table 6 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City will continue investing in residential rehab with the goal of allowing for 5-7 additional residential improvements to be made compared to prior years. The City anticipates allocating \$20,000 of unspent prior year Minor Home Repair funds toward the Home Preservation Program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The vision of the Lee's Summit Housing Authority is to "Build Communities of distinction that are multigenerational, mixed income, and meet the needs of our most vulnerable citizens". Our Mission is to "Advocate for affordable housing and respond to unmet housing needs through new construction, restoration of existing assets, and the pursuit of new development opportunities and partnerships".

We will accomplish our mission with an action plan that is based on and measured by TRUST.

T aking care of the community

R aising awareness

U nifying likeminded communities of service

S erving families

T ransforming lives

### **Strategic Goals Priorities:**

- Reducing the waiting lists for affordable housing solutions by developing 100 units of mixed income housing
- Getting our voices in the room for housing discussions occurring within the City
- Finding opportunities for funding projects via a City mechanism
- Developing a demonstration project
- Carefully pursuing redevelopment of Lea Haven

### **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 news-letter and twice monthly pot-luck dinners. Residents are also engaged by LSHA management and Board Members. The Lee's Summit Housing Authority maintains an "open door" policy for residents to voice their concerns.

## **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 – 91.220(i)**

### **Introduction**

For the 2020-21 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, ReDiscover, 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, ReDiscover, 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**

#### **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, ReDiscover, 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 2020-21 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 – 91.220(j)**

### **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.

**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**

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Coordination of services is extremely important to ensure services are provided efficiently and effectively, especially when resources are scarce. While developing the 2020-2024 Consolidated Plan, three focus groups were formed to discuss Public Service needs, Housing needs, and Infrastructure needs. This opportunity allowed businesses, residents and members of the community to join and talk through specific challenges and identify community needs.

### **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 been exploring a new way of operating the Minor Home Repair Program in order to help more residents.

### **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 – 91.220(I)(1,2,4)

### 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(I)(1)

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

|                                                                                                                                                                                                |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed                                            | 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. | 80.00% |

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.220(l)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
  
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
  
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
  
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
  
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

**4. Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**5. Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable

codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter “N/A”.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that

rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

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**Discussion:**