



Blue Springs City Hall – 903 W. Main Street – Development Conf. Room 128
Please enter through the side entrance next to the water bill drop-off box

CDBG ADVISORY COMMITTEE **MEETING AGENDA**

Tuesday, November 16, 2021 - 6:00 p.m.

Effective Monday, August 9, 2021 Jackson County Executive Frank White, Jr. issued a public health order requiring universal mask-wearing in indoor public places for those 5 and older, regardless of vaccination status. [Jackson County Executive Order](#).

1 CALL TO ORDER

- Minutes – June 8, 2021

2 PUBLIC HEARING / 2020-2021 CAPER

- Affidavit of Publication in *The Examiner* on October 30, 2021
- Open minimum 15-day public comment period ending on Friday, December 3, 2021
- Review and discuss draft CAPER (Consolidated Annual Performance & Evaluation Report) for submission to HUD on or before December 30, 2021

3 OTHER BUSINESS

4 ADJOURN

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 816-228-0207 (VOICE) OR 816-228-0250 (TDD)

Agenda posted at the following locations:

City Hall, 903 W. Main Street

City's website

<http://www.bluespringsgov.com/AgendaCenter>

November 10, 2021

A quorum of the City Council may be in attendance however no City Council votes will be taken.
Community Development



**City of Blue Springs
903 W. Main
Blue Springs, Missouri 64015**

**CDBG ADVISORY COMMITTEE
MINUTES
Tuesday, June 8, 2021**

A meeting of the CDBG Advisory Committee of the City of Blue Springs was held in the City Hall Admin. Conf. Room 210 located at 903 W. Main Street at 6:00 p.m. on Tuesday, June 8, 2021 with the following members, guests and staff in attendance:

**VOTING MEMBERS
PRESENT**

Ken Horrell, Parks	Galen Ericson, Council Dist. 1
Jaime Russell, Downtown Review	Kent Edmondson, Councilmember Dist. 2
Lynn Banks, PC Rep., Vice Chair	Ron Fowler, Councilmember, Dist. 3
Cindy Miller, Chair	

STAFF / OTHERS

Matt Wright, Com. Dev.
Chris Sandie, Public Works
Dennis Dovel, Park
Karen Findora, Recording Secretary

ABSENT

None

CALL TO ORDER

Chairperson Cindy Miller called the meeting to order at 6:01 p.m.

APPROVAL OF MINUTES

Chairperson Miller requested action on the May 18, 2021, meeting minutes. Councilmember Fowler made a motion to approve the minutes, a second from Councilmember Ericson, and a unanimous vote, the minutes for May 18, 2021, were approved as submitted.

OPEN PUBLIC HEARING

Chairperson Miller opened the public hearing for the Annual Action Plan at 6:02 p.m.

**AGENDA ITEM 2
PUBLIC HEARING / 2021-
2022 ANNUAL ACTION
PLAN / PROJECTS &
ACTIVITIES**

Matt Wright, Assistant Director, stated that before the Committee is a final draft of the 2021-2022 Annual Action Plan for review and consideration by the Committee. The Committee is being asked to make a recommendation on the draft plan to the City Council for their consideration on August 2, 2021, as well as open a minimum 30-day public review and comment period that will run between June 19, 2021 and July 19, 2021.

QUESTIONS

Councilmember Fowler asked about the possibility of increasing the amount of Minor Home Repair funds per applicant to keep up with inflation. Mr. Wright stated that that was something that staff could look into, however, there would be increased regulations as the dollar amount increases.

Committee Member Horrell asked about the application process and repayment process. Mr. Wright stated that program guidelines and applications are available online and there is not a repayment required unless the owner sells or moves out of the house during the 3-year lien period.

Committee Member Horrell inquired about Downtown Alive’s funding. Chairperson Miller stated that they had reached out to Councilmembers and the City Administrator to find other sources of funding.

HEARING CLOSED

Chairperson Miller closed the public hearing at 6:17 p.m.

**MOTION
AGENDA ITEM 2
PUBLIC HEARING / 2021-
2022 ANNUAL ACTION
PLAN / PROJECTS &
ACTIVITIES**

Councilmember Edmondson recommended approval of the 2021-2022 Annual Action Plan and proceeding to the 30-day public comment period.

SECOND

Committee Member Horrell.

VOTE

Ken Horrell – Aye
Jaime Russell – Aye
Lynn Banks - Aye
Cindy Miller – Aye
Galen Ericson - Aye
Ron Fowler - Aye
Kent Edmondson - Aye
(APPROVED 7-Aye, 0-No)

OTHER BUSINESS

The next meeting is anticipated to be held in November for review and approval of the Consolidated Annual Performance and Evaluation Report (CAPER).

MEETING ADJOURN

With no further discussion, a motion was made by Councilmember Edmondson to adjourn at 6:20 p.m. Seconded by Committee Member Horrell.

Respectfully Submitted by,
Matt Wright, Recording Secretary

Cindy Miller, Chairperson

Date

Public Notice
City of Blue Springs, Missouri
Community Development Block Grant
Consolidated Annual Performance and Evaluation Report (CAPER)

The City of Blue Springs is in the process of developing the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2020-2021 fiscal/program year for public review and comment. Each jurisdiction that has an approved Consolidated Plan shall annually review and report on the progress it has made in carrying out the Consolidated Plan and the Annual Action Plan. The CAPER describes the specific Community Development Block Grant (CDBG) activities undertaken during the fiscal program year, including activities related to housing, homelessness, and community and economic development needs and resources.

The purpose of this Notice is to inform the public that the Community Development Block Grant (CDBG) Advisory Committee will hold a public hearing on Tuesday, November 16, 2021 at 6:00 PM in Room 128 (Community Development) at City Hall at 903 W. Main Street, Blue Springs, MO 64015.

Staff will present the CAPER at the public hearing and a 15-day public comment period will be opened. **Public comments will be accepted beginning at the public hearing on Tuesday, November 16, 2021 and accepted through Friday, December 3, 2021.** The Committee and the City shall consider the views of citizens, public agencies, and other interested parties in preparing its final submission to the U.S. Department of Housing and Urban Development (HUD). A summary of public comments will be attached to the CAPER and submitted to HUD on or before December 30, 2021.

Beginning Friday, November 12, 2021, the draft CAPER may be viewed within the CDBG Advisory Committee meeting agenda packet on the City's website: at <http://www.bluespringsgov.com/agendacenter>. Individuals who do not have access to internet may request a copy or a viewing of the draft plan by calling 816-220-4504 or visit the Community Development Department at City Hall. For more information about the CAPER or to make a public comment, contact Matt Wright, Assistant Director Community Development, at 816-220-4504 or mwright@bluespringsgov.com. Written comments may be submitted to the City of Blue Springs Community Development Department, Attn: Matt Wright, Community Development, 903 W. Main Street, Blue Springs, MO 64015.

Publish in the Examiner: Saturday, October 30, 2021

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Blue Springs expended \$126,147 in CDBG funds and \$376,704 in CDBG-CV (CARES Act) funds during the 2020 program year (October 1, 2020 - September 30, 2021) for a total of \$502,851 in expenditures. The largest expenditure among the standard CDBG allocation was \$52,843 for the Minor Home Repair Program, which provided repairs to 12 single-family owner-occupied households. The City funded three (3) public services, including \$558 for the Fieldhouse Recreation Scholarships program to provide reduced rate passes for low-moderate income households, \$11,645 for Hope House to provide counseling for victims of domestic violence, and \$32,215 to Community Services League (CSL) to provide subsistence payments for housing and utility assistance to low-moderate income households. Other expenditures include \$25,000 for Downtown Alive as a non-profit providing technical assistance for economic development in a designated slum/blight area, \$623 for the Commercial Facade Grant Program in a designated slum/blight area, and \$3,261 in program administration and planning. The only activity in which no funds were expended was for the First Time Home Buyer program. The City received several applications during the program year, however, upon further review, none of the applications were approved due to income or displacement disqualifications. Of the CDBG-CV (CARES Act) funds expended, \$247,704 was utilized by the Community Services League for subsistence payments (housing and utility assistance) for low-moderate households financially impacted by the pandemic and \$129,000 was utilized for Small Business Loans which assisted 9 small businesses with the retention of low-moderate income jobs. The 9 small businesses had a combined total of 116 employees, of which 109 were classified as low-moderate income jobs based on wages/salaries covering 51.14 FTEs (full time equivalent).

Although the City did not reach 100% of any of the program year goals, moderate success was achieved with both public services for housing benefit (subsistence payments through Community Services League) and the Minor Home Repair Program, both of which had at least a 60% completion rate compared to the goal. As noted above, the City did not approve any First Time Home Buyer grants during the program year. The City received fewer applications than in previous years, which could partially be contributed to the pandemic, but also due to the limited availability of affordable owner-occupied housing. As the Blue Springs Park Basketball Court replacement wasn't completed by the end of the program year, the goal was not counted as being met.

The City also did not meet 100% of all of the goals for the CDBG-CV (CARES Act) funding, but was generally successful in providing funding to

organizations and businesses that supported a significant number of individuals and households. There is still a small percentage of funding (less than 5%) that has not been reported on for the subsistence payments through Community Services League. However, the 95% that has been reported on met 72% of the goal for household assisted (230 vs. goal of 319) and 73% of the goal for persons assisted (682 vs. goal of 935). Final monitoring reports have not been received for all small business loans, however, the City approved loans for 9 small businesses, meeting 35% of the goal (9 businesses vs. 26 businesses). However, the number of FTE low-moderate jobs supported was 197% of the goal (51.14 FTEs vs. 26 FTEs).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AFH Local: Assistance & Support to Homeowners	Maintain Existing Housing/Facilities	CDBG: \$100000	Homeowner Housing Rehabilitated	Household Housing Unit	60	55	91.67%	20	12	60.00%
AFH Local: Assistance & Support to Homeowners	Maintain Existing Housing/Facilities	CDBG: \$100000	Other	Other	1	1	100.00%			
AFH Local: First Time Home Buyers	Affordable Housing	CDBG: \$36000	Direct Financial Assistance to Homebuyers	Households Assisted	60	21	35.00%	12	0	0.00%

AFH Local: Minor Home Repair Program	Affordable Housing Maintain Existing Housing/Facilities	CDBG: \$100000	Homeowner Housing Rehabilitated	Household Housing Unit	60	55	91.67%	20	12	60.00%
AFH Local: Review Codes & Incentives	Affordable Housing Non-Homeless Special Needs		Other	Other	1	0	0.00%			
AFH Reg: Adult Education	AFH		Other	Other	1	1	100.00%			
AFH Reg: Affordable Housing Information	AFH		Other	Other	1	0	0.00%			
AFH Reg: AFH Metrics	AFH		Other	Other	1	0	0.00%			
AFH Reg: Education/Job Training	AFH		Other	Other	1	1	100.00%			
AFH Reg: Expand CDFIs and Tax Credits	Affordable Housing		Other	Other	1	0	0.00%			
AFH Reg: Fair Housing Education	AFH		Other	Other	1	1	100.00%			

AFH Reg: Fair Housing Information	Affordable Housing Public Housing Non-Homeless Special Needs		Other	Other	1	0	0.00%			
AFH Reg: Housing Locator Service-Vouchers	Public Housing		Other	Other	1	0	0.00%			
AFH Reg: Lot Size Zoning Code	Non-Housing Community Development		Other	Other	1	0	0.00%			
AFH Reg: Model Zoning Codes	Non-Housing Community Development		Other	Other	1	0	0.00%			
AFH Reg: Regional Housing Voucher System	Public Housing		Other	Other	1	0	0.00%			
AFH Reg: Regional Transit Plan	Non-Housing Community Development AFH		Other	Other	1	1	100.00%			
AFH Reg: Regional Transportation for Jobs	AFH		Other	Other	1	1	100.00%			

AFH Reg: Univ'l Design for Public Subsidy Units	AFH		Other	Other	1	0	0.00%			
AFH Reg: Universal Design Standards	Non-Homeless Special Needs		Other	Other	1	0	0.00%			
Encourage Diversity of Housing Options	Affordable Housing Non-Homeless Special Needs		Other	Other	1	1	100.00%			
Financial Assistance to LMI Households	Affordable Housing Maintain Existing Housing/Facilities	CDBG: \$136000	Homeowner Housing Rehabilitated	Household Housing Unit	60	55	91.67%	20	12	60.00%
Financial Assistance to LMI Households	Affordable Housing Maintain Existing Housing/Facilities	CDBG: \$136000	Direct Financial Assistance to Homebuyers	Households Assisted	60	21	35.00%	12	0	0.00%
Redevelop Downtown Blue Springs	Non-Housing Community Development	CDBG: \$55000	Facade treatment/business building rehabilitation	Business	2	1	50.00%	3	1	33.33%
Redevelop Downtown Blue Springs	Non-Housing Community Development	CDBG: \$55000	Jobs created/retained	Jobs	0	0		25	0	0.00%
Redevelop Downtown Blue Springs	Non-Housing Community Development	CDBG: \$55000	Businesses assisted	Businesses Assisted	0	0		50	0	0.00%

Redevelop Downtown Blue Springs	Non-Housing Community Development	CDBG: \$55000	Buildings Demolished	Buildings	1	0	0.00%			
Reinvest In Existing Neighborhoods	Non-Housing Community Development	CDBG: \$120000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1370	0	0.00%
Reinvest In Existing Neighborhoods	Non-Housing Community Development	CDBG: \$120000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12835	0	0.00%			
Reinvest In Existing Neighborhoods	Non-Housing Community Development	CDBG: \$120000	Facade treatment/business building rehabilitation	Business	2	1	50.00%			
Reinvest In Existing Neighborhoods	Non-Housing Community Development	CDBG: \$120000	Buildings Demolished	Buildings	1	0	0.00%			
Support Public Service Agencies	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$40240	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12835	19	0.15%	154	38	24.68%

Support Public Service Agencies	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$40240	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		48	37	77.08%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Blue Springs' priorities include maintaining affordable housing, providing public services, and the redevelopment of Downtown and surrounding neighborhoods. The Minor Home Repair Program continues to be the top performing program which helps preserve affordable housing options.

The City also continues to focus on downtown redevelopment, a designated slum/blight area, by providing financial assistance to the Downtown Alive organization for technical assistance to a non-profit carrying out economic revitalization planning efforts. The City continues to administer the Fieldhouse Recreation Scholarships program which provides reduced rate passes to the Fieldhouse community recreation center to low-moderate income residents. In addition to the Fieldhouse Scholarships, the City funded two other public services during the program year, including Hope House, which provides counseling services to victims of domestic violence, and Community Services League, which provides subsistence payments for housing and utilities for low-moderate income residents. The City funded a basketball court replacement at Blue Springs Park, a park located in a low-moderate income census area. The City uses program administration funds to maintain all activities and programs and are generally used for public notices, recording liens and lien releases, planning and environmental reviews for projects and activities, and plan updates.

Due to the pandemic, priorities shifted towards responding to the pandemic by allocating CDBG-CV (CARES Act) funds to public services and small businesses. Both the allocation of funds to Community Services League for subsistence payments and funds for small business loans were

successful and assisted hundreds of households in Blue Springs.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	60
Black or African American	16
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	76
Hispanic	1
Not Hispanic	78

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

With the 2020 CDBG allocation, a total of 78 households received assistance through the Minor Home Repair Program, Fieldhouse Recreation Scholarships, Hope House, and Community Services League. Approximately 77% of families were white, 21% were black/African American, and 2.5% were multi-racial or other not listed in the above table. Approximately 1% were also Hispanic.

The families assisted above only include the race and ethnicity of households receiving assistance through the standard allocation. There were an additional 230 households that received assistance through Community Services League with CDBG-CV (CARES Act) funding. Of those households, 144 (63%) were white, 80 (35%) were black/African American, 4 (2%) were American Indian or American Native, and 2 (less than 1%) were multi-racial or other. There was 1 household (less than 1% person) that was also Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	361,914	126,147

Table 3 - Resources Made Available

Narrative

The City had \$361,914 allocated in the 2020 Annual Action Plan, which included a 2020 allocation of \$268,944 and \$92,970 in reprogramming of pre-2019 funds. Of the \$361,914, the City expended \$126,147, or approximately 35% of the funds. This is a much lower spending rate than in previous years due to the City's focus on expending CDBG-CV (CARES Act) in a timely manner. As noted under "Other" above, the City received \$388,704 in CDBG-CV (CARES Act) funds in 2 separate allocations. The City expended all but \$12,000 during the 2020 program year. When the CDBG-CV funds are taken into account, the City had \$750,618 of combined CDBG and CDBG-CV funds, of which the City expended \$502,851, or 67% of the funds. The City had \$235,767 in programmed CDBG funds that were not expended by the end of the program year (September 30, 2021). However, more than half of those funds (\$126,029) were ultimately expended in October 2021, the month following the end of the program year. Since these missed the end of the reporting period, these activities will be reported on in the 2021 CAPER.

The City continues to make efforts to expend funds in a timely manner, however, the 2020 program year had several challenges with the primary focus shifting to responding to the pandemic with CDBG-CV (CARES Act) funds. This focus delayed other projects, including the Park Improvements Program and the Minor Home Repair Program. The Minor Home Repair Program was also impacted by labor and material shortages. Despite these setbacks, the City still expended more than twice as many funds as were expended in the 2019 program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Downtown Blue Springs	16	20	
Low-Mod	33	0	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City allocated 33% of 2020 program funds to low-moderate income census block groups. As the 33% of the allocation was all for a basketball court replacement at Blue Springs Park, which was delayed and

completed in October 2021 (after the end of the program year), it is not included in this report. The City allocated 16% of 2020 program funds to Downtown Blue Springs, a designated slum/blight area, which included funds for Downtown Alive for non-profit technical assistance and the commercial facade improvement grant program. Based on the low amount of program funds expended, 20% of the expended allocation was used for Downtown Blue Springs.

The remaining program funds were not allocated to any specific geographic area and were available to low-moderate income homeowners and limited clientele for public services.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Most activities include leveraged funds from other sources. The First Time Home Buyer program limits the amount of down payment assistance to 50% of the total down payment, with the homebuyer required to leverage their private funds for the remainder to acquire the home. The Fieldhouse Recreation Scholarships program provides reduced rates for scholarship passes, with residents paying a portion of the fee based on their income. Downtown Alive, Hope House, and Community Services League all receive funds from a variety of private and other local funding sources, including significant volunteer support. The City leverages funds for the staffing and management of the CDBG program and related activities. The only exception is for special planning studies or projects where a consultant is required. The only activities during the program year that did not include leveraged funds were the Minor Home Repair Program and the Park Improvements Program. However, several Minor Home Repair Program recipients contribute private funds to complete projects in excess of the grant amount.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	80	23
Number of Special-Needs households to be provided affordable housing units	0	0
Total	80	23

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	48	11
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	20	12
Number of households supported through Acquisition of Existing Units	12	0
Total	80	23

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's goal was to provide affordable housing assistance to 80 households during the 2020 program year. The City provided assistance to 23 households, or 29% of the goal. All three programs (rental assistance, minor home repair/rehab, and acquisition of existing units) goals fell short. Rental assistance was provided by the Community Services League as subsistence payments, which also included utility assistance. A majority of the 37 households assisted with subsistence payments were for utilities, rather than rental assistance. Only 30% of households received rental assistance. Additionally, 60% of the goal

was met for the Minor Home Repair Program (home rehabilitation). There were no acquisitions of existing units approved through the First Time Home Buyer program. This goal has not been met in a few years and continues to be a difficult goal to meet as housing prices continue to increase, leaving limited for-sale housing stock available for low-moderate income home buyers.

The goals above only reflect the goals met with the 2020 CDBG allocation. An additional 121 households received rental assistance through the CDBG-CV (CARES Act) allocation.

Discuss how these outcomes will impact future annual action plans.

The City believes that the Minor Home Repair Program will continue to be successful. However, the First Time Home Buyer program has continued to be less utilized year after year as there are fewer houses available in price ranges affordable to low-moderate income buyers. The City reduced the number of grants from 16 to 12 in 2019, but kept it at 12 for the 2020 program year in case there was an increase in interest. As there was limited interest in 2020, the City further reduced it to 8 grants for the 2021 program year. The City may reallocate some First Time Home Buyer applications to other projects if needed. The usage of funds for subsistence payments through public services proved to be very successful and needed during the 2020 program year, as the need exponentially increased as a result of the pandemic.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	78	0
Low-income	59	0
Moderate-income	0	0
Total	137	0

Table 7 – Number of Households Served

Narrative Information

The City funded four programs that have income requirements by family size to determine eligibility, including: Minor Home Repair Program, First Time Home Buyer Program, Fieldhouse Recreation Scholarships, and Community Services League (CSL) (subsistence payments). Hope House falls under a presumed low-moderate income benefit due to the clientele served (victims of domestic violence). Of the 137 individuals served, 78 were extremely low-income. 70 of those individuals were provided subsistence payments through CSL. The remaining 8 individuals received Fieldhouse Recreation Scholarships or Minor Home Repair assistance. The 59 low-income persons included the remaining subsistence payments recipients and a majority of Minor Home Repair assistance. Most persons

receiving assistance for owner-occupied housing were more likely to have a higher income than those receiving subsistence payments or recreation scholarships.

An additional 513 extremely low-income persons and 169 low-income persons received subsistence payments with CDBG-CV (CARES Act) funds.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City coordinates with several organizations to address homelessness, including the Greater Kansas City Coalition to End Homelessness (GKCCEH), Community Services League (CSL), and the Blue Springs School District (BSSD). The CSL is a centrally-located resource in Blue Springs that can refer assistance to homeless individuals and families. When the City is aware of a homeless individual, or is contacted by a homeless individual, they are directed to CSL for resources. The City's Police Department continues to work with CSL on providing emergency supply kits to homeless persons, including blankets, non-perishable foods, and personal hygiene supplies.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not have any emergency shelters or transitional housing located within the community. The City coordinates with CSL on locating available shelters and transitional housing for homeless persons. The City's Police Department also assists with locating shelters for homeless persons.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City directs individuals and families to CSL, which can provide rental and utility assistance to low-income households at risk of being evicted or being discharged from facilities or systems of care. CSL received program funds during the 2020-21 program year to provide subsistence payments to assist households with rental expenses. This program provided rental assistance to 11 households, keeping them from being evicted and potentially being homeless. CSL also has programs that work closely with individuals and households to help achieve economic stability, including locating stable employment. Through CDBG-CV (CARES Act) funds, an additional 123 households received housing assistance to help keep families in their homes and prevent homelessness due to financial hardships from the pandemic.

The CSL especially works closely with families with children to ensure children are attending school and that parents can locate employment close to home. In addition to funding subsistence payments with

CSL, the City also utilizes CDBG funds to provide funding to help low-income households locate and acquire permanent housing and creating the option of homeownership through the First Time Home Buyer program. The City also helps low-income households remain in their homes and make needed repairs through the Minor Home Repair Program. Both of these programs help to reduce financial burdens, while maintaining suitable and affordable living options for homeowners and their families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City works with CSL and the GKCCEH on locating emergency shelters and transitional housing for homeless persons. The CSL and local PHAs help provide housing assistance to households transitioning from homelessness to permanent affordable housing. The CSL also works with households on helping them locate permanent housing, stable employment and living arrangements, which reduces the risk of becoming homeless again.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Blue Springs does not have a Public Housing Authority (PHA) within the City limits. Blue Springs residents are served by PHAs in Jackson County, including Independence, Kansas City (MO), and Lee's Summit. The City worked closely with all three PHAs on the 2017-2021 Consolidated Plan submitted to HUD in August 2017, and continues to be in contact with the PHAs during the development of Annual Action Plans. The PHAs serving Jackson County currently have waiting lists with limited inventory available.

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

Current public housing residents who are interested in purchasing a home in Blue Springs who qualify as a first time home buyer are encouraged to consider the First Time Home Buyer program. Public notices on the program are published in the local newspaper (The Examiner) and the City's website at the beginning of the program year.

Actions taken to provide assistance to troubled PHAs

None of the PHAs serving Blue Springs are classified as troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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

The City completed a CHAT (Community Housing Assessment Team) Study in January 2019 which noted that most housing units in Blue Springs are affordable to households with incomes between \$25,000 and \$75,000 (low-moderate income households), but there is a shortage of units affordable to households with incomes less than \$25,000 (very-low income households). However, the CHAT Study noted some housing challenges that impact low-moderate income households, including: lack of availability of housing due to low supply, low construction rates for multi-family and other non-single-family housing types which pushes affordable single-family units to become rentals (decreasing homeownership opportunities for low-moderate income households), and increasing construction costs leading to increased housing costs especially for starter homes. The average price premium for a new house is double that of an existing house, limiting most low-moderate income households to purchase existing housing, which may need repairs. Overall, the City's Comprehensive Plan, UDC, and CHAT Study encourage more mixed-income, mixed-use, and mixed-density neighborhoods in the future.

In September 2020, the City Council approved a rezoning and Concept Plan for a 40-unit low-income senior housing apartment development. The applicant applied for low-income housing tax credits, but were not approved in 2021.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City coordinates with several public service agencies on addressing obstacles to meeting underserved needs, including agencies that are consulted through the development of the Annual Action Plan and the Consolidated Plan. These agencies include CSL, Hope House, Downtown Alive, and the Blue Springs School District which all have a strong presence in Blue Springs, as well as other agencies outside of Blue Springs, including Public Housing Authorities in Jackson County (Independence, Kansas City, Lee's Summit), Habitat for Humanity, Hillcrest Transitional Housing, The Whole Person, and the Greater Kansas City Coalition to End Homelessness.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City, now in its 15th year of receiving CDBG funds, continues to refine and improve the administrative processes and procedures to ensure compliance and expending funds in a timely manner. Staff has created a new set of administrative guidelines that provides step by step process information for each activity and program. The administrative guidelines also include communication processes to subrecipients and contractors to ensure all individuals receiving funds are in compliance.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City collaborated with area communities (Independence, Kansas City – MO & KS, and Leavenworth) in the metro area in 2016 to complete the 2017-2021 Assessment of Fair Housing. Both local and regional goals and objectives were included in the 2017-2021 AFH and the 2020-2021 Annual Action Plan. Status updates to each goal have been reported on in this CAPER. The participating communities and the Mid-America Regional Council continue to meet periodically to review goals and status updates, as well as coordinate shared programs and events.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City maintains both paper and electronic records of activities. Activities and programs are included in the Annual Action Plan and reviewed annually to ensure compliance with all applicable regulations and processes. Staff has created a new set of administrative guidelines that provides step by step process information for each activity and program to ensure compliance. The City encourages women-owned and minority-owned businesses, as well as Section 3 businesses, to apply for all contracted work. The City reports this data annually as required.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City requires a public notice to be posted at least 15 days prior to the CAPER public hearing. There is an additional 15 day public comment period following the public hearing. This process provides a longer review and comment period than required to provide citizens ample opportunity to review and comment on the performance report.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes made to program objectives during the 2020 program year. However, the City made a substantial amendment in November 2020 to accommodate a second allocation of CDBG-CV (CARES Act) funds. The City's objectives remained the same as approved under the first allocation approved in June 2020 in which further elaboration was added to existing objectives to ensure CDBG-CV funds were accommodated. The City continues to utilize the goals and objectives outlined in the 2017-2021 Consolidated Plan. However, the City does continue to review and refine processes and applications for various CDBG activities and programs to better meet the needs of applicants,

subrecipients, and contractors, as well as to meet all applicable Federal regulations and processes. The City started a new pre-approved contractor list for the Minor Home Repair Program in 2018, which has helped to expedite home repairs by making it easier for homeowners to locate qualified contractors who are aware of the program requirements and meet licensing requirements. Staff also updates applications and program guidelines annually and continues to improve processes based on past experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

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