

HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
(MARCH 2025 DRAFT)



2025 CDBG ANNUAL ACTION PLAN
FUNDING RECOMMENDATIONS

		PRIOR YEAR		CURRENT YEAR	
PROGRAM CATEGORY FUNDING REQUEST		2024 RECOMMENDATIONS	2025 RECOMMENDATIONS	# Beneficiaries Assisted	DESCRIPTION
Program Income:	-				
Loan Repayments	\$ -	\$ (400,000.00)	\$ (300,000.00)		
Section 108 Debt Repayment					
18th & Vine		\$ 370,000.00	\$ -		paid off 2023-24
Oak Point Replacement Housing	\$ -	\$ 220,000.00	\$ 220,000.00		
Debt Category Total:		\$ 190,000.00	\$ (80,000.00)		
Housing & Planning Administration (HCDD): (maximum of 20%)					Funding for salaries/Supportive Housing Training/fair housing - Admin; Housing Mobility
	\$ -	\$ 1,450,000.00	\$ 1,450,000.00		Funding for 19 FTE employees (1 Vacant) and program costs
Public Services					
Child Care:					
Guadalupe Centers Day Care	\$ 90,000.00	\$ 50,000.00	\$ 81,000.00		The Guadalupe Centers Early Learning Center (GCECC) is a year round program serving children from 3 - 5 years of age. Head Start slots for eligible families and community child care slots are available. The Center is MO licensed, nationally accredited and a Head Start program provider. All meals served in compliance with the MO CACFP guidelines. The Center is located on the 170 Metropolitan Community College Penn Valley Campus.
Operation Breakthrough	\$ 50,000.00	\$ 35,000.00	\$ 50,000.00		support low-income children, aged 3-13 years, enrolled in Operation Breakthrough's Early Head Start, Head Start, and School-Age before- and after-school programs whose families do not qualify for state childcare assistance for one-year, costing approximately \$2200 per child. CDBG funding will cover 4.5 hours/day of aftercare and 10 hours of full day care for 23 of the 23 90 children who do not qualify for assistance.
Youth Services:					
aSteam Village		\$ 35,000.00	\$ -		
Boys & Girls Clubs of Greater KC		\$ 40,000.00	\$ -		
Mattie Rhodes	\$ 45,600.00	\$ 35,000.00	\$ 22,000.00		Outcome Statement: 75% of youth served will gain knowledge of core life skills necessary for appropriate interaction with peers and adults. Outcome Statement: 75% of youth served through targeted intervention will be diverted from risky behaviors and delinquent activities.
MIND DRIVE, Inc.	\$ 35,000.00	\$ 30,000.00	\$ 35,000.00		We partner with urban schools in under resourced neighborhoods, that historically have had the fewest academically enriching opportunities. Our students are underserved, culturally diverse teens (14-18 years old) in the urban core. The students we serve face a variety of socioeconomic problems: low school connectedness and truancy, experiences of persistent poverty and trauma, low parental education and income, high 200 neighborhood crime and violence rates.
Morning Star's Dev Co Inc		\$ 40,000.00	\$ -		
Rose Brooks (Project SAFE)	\$ 55,000.00	\$ 40,000.00	\$ 55,000.00		With CDBG funding, Project SAFE will expand to serve 280 children and youth at 7 Kansas City Public Schools: Trailwoods Elementary, East High School, James Elementary, Faxon Elementary, George Melcher Elementary, and Central High School, and (NEW) Wendell Phillips Elementary. Schools themselves cannot provide this specialized, intensive support aimed at violence prevention on their own, and need and highly value Project SAFE to provide this critical work.
Urban Rangers		\$ 35,000.00	\$ -		
W.E.B. Dubois Learning Center	\$ 80,000.00	\$ 35,000.00	\$ 44,000.00		The purpose of our program is to give low income youth the tools and support they need to become adult homeowners. Our program provides youth with the prevention and proactive services to grow into economically self-sufficient, confident and adaptive adults, who have healthy family and social relationships 200 and are engaged in their community.
Mattie Rhodes - Northland Youth Svc	\$ 75,000.00	\$ -	\$ 30,000.00		Mattie Rhodes (MR) proposes to expand our Youth Services programming into the Northland. MR's Northland programming began over three years ago when Councilman Kevin O'Neill sought out MR to provide emergency rent, utility, and food assistance to the Hispanic population in Clay County in response to the pandemic. The program has since shifted to emphasize crisis intervention, supportive services, and youth development, reflecting our continued commitment to serving the diverse youth 150 and families in Kansas City's Northland.
Senior Services:					
KC Shepherds Center	\$ -	\$ 25,000.00	\$ -		
Social Services - Other (aka Community Development):					
KC Community Gardens	\$ 57,000.00	\$ 45,000.00	\$ 45,000.00		This program will increase the health of low- and moderate-income individuals by establishing and sustaining home and community gardens, providing residents with a self-sufficient 235 means to access healthy foods within their communities.

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Homeless Prevention Services:

Amethyst Place	\$	80,000.00	\$ 55,000.00	\$ 55,500.00
Benilde Hall	\$	100,000.00	\$ 55,000.00	\$ 75,000.00
Community Assistance Council			\$ 90,000.00	\$ -
Guadalupe Centers	\$	141,070.00	\$ 70,000.00	\$ 90,000.00
Journey to New Life, Inc.			\$ 90,000.00	\$ -
MLM	\$	100,000.00	\$ 50,000.00	\$ 75,000.00
Reconciliation Svcs	\$	175,000.00	\$ 65,000.00	\$ 125,000.00
reStart	\$	50,000.00	\$ -	\$ 50,000.00
Sheffield Place	\$	60,000.00	\$ 45,000.00	\$ 60,000.00
Synergy Services, Inc.	\$	80,000.00	\$ 45,000.00	\$ 17,500.00
New House	\$	70,000.00	\$ -	\$ 50,000.00
Housing Counseling				
Ches, Inc	\$	-	\$ 90,000.00	\$ -
Greater KC Housing Info. Cntr.	\$	60,000.00	\$ 60,000.00	\$ 60,000.00
Citywide HCE			\$ -	\$ 50,000.00
Public Service Category Sum:			\$ 1,160,000.00	\$ 1,160,000.00
Public Facilities:				
Amethyst Place, Inc.	\$	300,000.00	\$ 103,687.00	\$ 300,000.00
Bodhi	\$	-	\$ 250,000.00	\$ -
Mabion	\$	-	\$ 250,000.00	\$ -
MLM	\$	-	\$ 50,000.00	\$ -
Promise Place	\$	-	\$ 250,000.00	\$ -
Rose Brooks	\$	27,000.00	\$ 48,000.00	\$ -
TAG Development	\$	-	\$ 250,000.00	\$ -
UNI	\$	-	\$ 150,000.00	\$ -
Emmanuel Family Child Center	\$	1,270,840.00	\$ -	\$ 571,878.00
SITE	\$	500,000.00	\$ -	\$ 85,000.00
Harvest CDC (Project Destiny)	\$	285,000.00	\$ -	\$ 42,750.00
Twelfth Street Heritage Development	\$	3,301,848.00	\$ -	\$ 352,059.00
Public Facilities (Non-Public Service) Category Sum:			\$ 1,351,687.00	\$ 1,351,687.00

to inspire transformational healing and empower generations of women and children to achieve recovery, reunification, and resilience. Entering our program, families are unhoused, most children are in foster care, and moms are in early recovery. Yet annually, through our long-term supportive housing program at 28th and Troost, we help over 150 women and children overcome the interconnected cycles of poverty, trauma, and substance use to achieve multi-generation impact.

The purpose of Benilde Hall's Housing and Comprehensive Services program is twofold: 1) to provide adult males experiencing homelessness with transitional housing and supportive services and 2) to address barriers (substance use disorder [SUD] and mental health) in securing permanent stable housing.

Guadalupe Centers housing program provides an array of housing and housing related services that prevent homelessness and stabilize housing. Many families are employed but not earning a livable wage that supports housing expenses therefore they are at risk of being displaced.

The purpose of the program is to prevent or eliminate homelessness and assist households in maintaining housing stability through provision of counseling and direct financial assistance.

RS is requesting CDBG funding in 2025 to support the expansion of comprehensive homeless prevention services, all offered at no cost through the RS REVEAL Social and Mental Health Services Program. The purpose of the REVEAL Program is to promote increased individual and community stability, strength and health by expanding access to stabilizing homeless prevention and eviction relief services in tandem with strength-building social and mental health services and community-building initiatives.

The purpose of this program is to empower homeless mothers and their children to gain self-sufficiency. The proposed program will expand evidence-based treatment to reach more homeless, highly traumatized mothers and their children, will empower them to break the generational cycles of homelessness, poverty, addiction, abuse, and help them become and remain self-sufficient, actively contributing members of the community. In 2024, Sheffield Place will serve more than 160 families

The purpose of the Homeless Youth Campus (HYC) is to provide basic needs, emergency, transitional, and residential housing services, life skills education, trauma-informed care focused, case management and advocacy services in a safe, structured, nurturing environment for youth and young adults (birth-21) who have experienced various trauma due to abuse, neglect, violence, homelessness and/or lack positive adult relationships necessary for healthy growth and development.

Newhouse is requesting funding to continue delivering our four, supportive service pillars, emergency housing, education/childcare, advocacy and therapeutic healing services to survivors of domestic violence who have suddenly become homeless and must choose between living on the streets or returning to their abuser's home.

Not eligible
The program goals for 2025-26 are to increase the number of clients served by 25%. The following are the goals and outcomes for serving over 100 area households.
90 additional HCE funding

Therapy Services Building Reno (non-residential)

Pre-development- Youth Science & Tech center (non-res)
3 SFH Construction
21 21 New Townhomes - SFH
60 Parade Park Sr. Housing - MFH

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City Home Repair:					
Minor Home Repair -City Wide	\$	-	\$ 1,185,201.00	\$ 1,200,000.00	Minor home repair and energy improvements averaging 80 \$15,000/unit owner occupied households.
Targeted Home Repair:					
- Key Coalition; Santa Fe Neighborhood; Boston Heights	\$	-	\$ 100,000.00	\$ 100,000.00	10 Provide MHR services to 10 homeowners.
- Oak Park; Southtop Neighborhoods	\$	-	\$ 100,000.00	\$ 100,000.00	10 Provide MHR services to 10 homeowners.
- Ruskin; Marlborough; Blue Hills	\$	-	\$ 100,000.00	\$ 100,000.00	10 Provide MHR services to 10 homeowners.
- Wendell Phillips	\$	-	\$ 50,000.00	\$ 50,000.00	5 Provide MHR services to 5 homeowners.
Community Development Corporations & Agencies:					
Westside Housing Organization -	\$	275,000.00	\$ 250,000.00	\$ 250,000.00	25 MHR
Westside Housing Organization	\$	275,000.00	\$ 250,000.00	\$ -	Did not spend down previous allocations
Westside Housing Organization	\$	275,000.00	\$ -	\$ -	Did not spend down previous allocations
The Whole Person	\$	198,000.00	\$ 50,000.00	\$ 185,201.00	8 ADA Modifications in SFH
MLM	\$	100,000.00	\$ -	\$ 100,000.00	10 ADA Accessibility/MHR
Northland Neighborhoods, Inc	\$	600,000.00	\$ 500,000.00	\$ 500,000.00	30 Increase in CDC agencies; limited funding
City Home Repair Category Sum:			\$ 2,585,201.00	\$ 2,585,201.00	188
(Other) CDBG:					
KC HOMES Project	\$	-	\$ 245,000.00	\$ 245,000.00	Includes Single-Family homes in Key Coalition, Blue Hills/Marlborough
Elimination of Slum and Blight	\$	-			
Washington Wheatley Neighborhood	\$	-	\$ 300,000.00	\$ 300,000.00	Elimination of Blight
(Other) CDBG Category Sum:			\$ 545,000.00	\$ 545,000.00	
Economic Development:					
Section 3 Jobs & Contractor Development	\$	-	\$ 40,000.00	\$ 40,000.00	Trainings and Workshops; Materials
Bizcare - Business Incubator TA/WF Dev	-		\$ -	\$ 251,870.00	In preparation for 2026 World Cup - provide TA and workforce development for small business owners who have been in business at least 3 years and looking to expand their business and take advantage of increased revenue potential during and after the World CUP.
Hispanic Economic Development Corp. - NE	\$	225,348.64	\$ 90,000.00	\$ 45,000.00	Microenterprise-NE HEDC's Northeast Center for Urban Enterprise (CUE) offers a Multi-Cultural Micro-Enterprise Economic and Community Development Program dedicated to promoting empowerment, hope and self-sufficiency wealth creation to our most at-risk LMI individuals and microenterprises owners that serve as anchor institutions that create jobs in LMI communities across all council districts of Kansas City, MO.
Hispanic Economic Development Corp. Westside	\$	264,414.94	\$ 90,000.00	\$ 90,000.00	Microenterprise-Westside HEDC's Westside Center for Urban Enterprise (CUE) offers a Multi-Cultural Micro-Enterprise Economic and Community Development Program dedicated to promoting empowerment, hope and self-sufficiency wealth creation to our most at-risk LMI individuals and microenterprises owners that serve as anchor institutions that create jobs in LMI communities across all council districts of Kansas City, MO.
Strategic Workforce	\$	250,000.00	\$ 90,000.00	\$ 35,000.00	Construction Trade apprentice program. Focusing on introduction to construction; hard-skills certifications and on the job training.
SITE - KC Community Builder	\$	150,000.00	\$ -	\$ 125,000.00	SITE's KC Community Builder Program aims to empower young adults (18-24) and transitioning military veterans through comprehensive construction skills training while developing attainable housing. The program addresses critical needs in Kansas City's urban core by providing workforce development opportunities for participants while simultaneously creating affordable housing units. This dual-purpose program promotes self-sufficiency among participants while improving neighborhood stability through quality attainable housing development.
Mattie Rhodes	\$	50,000.00	\$ -	\$ 10,000.00	The program provides workforce readiness training and individual case management to empower participants to improve their workforce opportunities, helping them to manage barriers to employment and ultimately diverting violence in the community.
Economic Development Category Sum:			\$ 310,000.00	\$ 596,870.00	328
CDBG ENTITLEMENT TOTAL			\$ 7,591,888.00	\$ 7,608,758.00	

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2025 HOME ANNUAL ACTION PLAN FUNDING RECOMMENDATIONS

PROGRAM CATEGORY & FUNDING REQUEST			PRIOR YEAR		CURRENT YEAR	# OF HOUSING UNITS	ACTIVITIES RECOMMENDED FOR FUNDING
			2024 RECOMMENDATIONS	2025 RECOMMENDATIONS			
HCDD Administrative/Staffing	\$	-	\$ 227,300.00	\$ 227,128.39			Administration 10% maximum for staffing
Program Income:							
- Loan Repayments	\$	-	\$ (300,000.00)	\$ (200,000.00)			Anticipated program income from loan payments/repayments
Multi-Family Reserve Fund	\$	-	\$ 560,074.00	\$ 400,000.00			A Reserve Fund for Replacements exists for most projects with HUD-insured, formerly coinsured, and HUD-held mortgages. HUD multifamily loans, including those funded with HUD 223 (f) loans, require a minimum of \$250/unit per year in replacement reserves. In addition, HUD requires an initial deposit at closing. This can be funded by mortgage proceeds. The exact amount required will be determined by a project capital needs assessment (PCNA). The Reserve Fund is generally used to help defray the costs of replacing a project's capital items. Title 24 of the Code of Federal Regulations provides, at Section 207.19(f)(3)(i), "In all projects, except those involving rehabilitation where the mortgage does not exceed \$200,000, a fund for replacements shall be established and maintained with the mortgagee.
Single Family							
Community LINC	\$	-	\$ 241,012.00				
HEDC	\$	-	\$ 228,860.00				
SITE (Terrace Lake Special Needs Housing)	\$	500,000.00		\$ 205,000.00			
KC Homes Project			\$ -	\$ 279,947.00			3 Site prep for 3 new SFH for rent using PBV and supportive services funds for use by the city
reStart	\$	-	\$ 500,000.00				
Our Spot KC (Lion House Cottages)	\$	529,041.50	\$ -	\$ 322,715.32			9 free-standing SFH including ADA units (efficiency to 3 BR) to be used for existing transitional housing program.
Doll House Holmes (The Montgall Townhomes)	\$	500,000.00	\$ -	\$ 105,000.00			15 Infill construction of mixed income units to sell - 10 market rate and 5 affordable workforce townhomes in the Washington Wheatley neighborhood. These units are to be energy efficient and priced between
Multi-Family							
Bodhi	\$	-	\$ 250,000.00				
Mabion	\$	-	\$ 250,000.00				
Promise Place	\$	-	\$ 250,000.00				
Footprints Inc (Heroes Home Gate)	\$	250,000.00		\$ 40,000.00			4 Perm Supportive rental housing for homeless
Twelfth St. Heritage Dev (Parade Park)	\$	3,182,380.00	\$ -	\$ 693,758.84			60 30 & 50% income affordable apartments for Srs. Apts will be energy efficient nad services provided by Hyatt, Sam Rodgers, and LINC.
18th & Vine Dev LLC (Jazz District III)	\$	915,000.00		\$ 197,734.30			43 Mixed use affordable rental dev 45 units of a 48 unit project.
HOME ENTITLEMENT TOTAL			\$ 2,207,246.00	\$ 2,271,283.85		134	

2054 ESG ANNUAL ACTION PLAN FUNDING RECOMMENDATIONS

PROGRAM CATEGORY & FUNDING REQUEST			PRIOR YEAR		CURRENT YEAR	# OF HOUSING UNITS	ACTIVITIES RECOMMENDED FOR FUNDING
			2024 RECOMMENDATIONS	2025 RECOMMENDATIONS			
HCDD Administrative/Staffing	\$	-	\$ 40,144.00	\$ 40,143.00			Administration 7.5% maximum for training, admistration of payment processing and monitoring
Homeless Prevention							
Metro Lutheran Ministry	\$	100,000.00	\$ 92,000.00	\$ 111,600.00			83 Funding for Homeless Prevention services which include rental assistance, and financial assistance.
Rapid Rehousing							
Community LINC	\$	-	\$ 50,000.00				only included to show total funded in 2024
Rose Brooks Center	\$	116,000.00	\$ 110,000.00	\$ 141,000.00			96 Funding for a portion of 2 FTE Rapid Rehousing case managers and fringe.
Shelter Operations							
Benilde Hall	\$	100,048.00	\$ 37,000.00	\$ 45,098.00			79 Funding for shelter's operating cost which includes food and utilities.
Hope Faith	\$	107,059.00	\$ 37,000.00	\$ 44,098.00			69 Funding for Essential Services portion of security staff salaries and floor manager.
JTNL	\$	-	\$ 39,499.00				
reStart	\$	75,000.00	\$ 19,200.00	\$ 40,000.00			79 Funding for Essential Services portion of case management, counseling, food and necessities for unaccompanied youth program.
reStart	\$	-	\$ 20,800.00	\$ -			
Rose Brooks Center	\$	93,750.00	\$ 81,000.00	\$ 89,098.00			425 Funding for Shelter Operations which include phone and electric utilities, along with equipment lease, building insurance.
Save Inc	\$	199,778.00	\$ 90,000.00	\$ 94,097.00			70 Funding activity is actual essential services.
Sheffield Place	\$	-	\$ 5,000.00	\$ -			
Synergy Services	\$	63,000.00	\$ 50,000.00	\$ 62,099.00			95 Funding is for a portion of building insurance, equipment lease, hotel/motel stay, utilities, maintance, food and supplies.
ESG ENTITLEMENT TOTAL			\$ 671,643.00	\$ 667,233.00			

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2025 HOPWA ANNUAL ACTION PLAN FUNDING RECOMMENDATIONS

PROGRAM CATEGORY & FUNDING REQUEST	PRIOR YEAR		CURRENT YEAR		HOUSEHOLDS SERVED	ACTIVITIES RECOMMENDED FOR FUNDING
	2024 RECOMMENDATIONS	2025 RECOMMENDATIONS	2024 RECOMMENDATIONS	2025 RECOMMENDATIONS		
KCHD Administrative/Staffing \$ -	\$ 65,889.00	\$ 66,056.00				3% Administrative expenses for Health Department to administer - grant
Short Term Housing - Gap Lodging - KCHD \$ -	\$ 60,000.00	\$ 30,000.00			10	Short-term, immediate, emergency housing assistance via hotel vouchers
Supportive Services - KCHD	\$ 53,500.00					
Resource Identification - KCHD \$ -	\$ 65,000.00	\$ 65,000.00				System-level efforts to establish, coordinate and/or develop housing assistance resources, staff training, and coordination with the Ryan White HIV Care System and local Continuum of Care - systems. housing assistance resources.
Transitional Housing - reStart, Inc.	\$ 222,468.00	\$ 217,415.00			10	Transitional Housing assistance (up to 24 months)
Rental Assistance - SAVE, Inc.	\$ 1,411,672.00	\$ 1,348,213.00			105	Tenant-Based Rental Assistance (90); Permanent Housing Placement (15); Housing Information Services
Rental Assistance - Vivent Health	\$ 317,771.00	\$ 475,185.00			25	Tenant-Based Rental Assistance (25); Permanent Housing Placement (5)
HOPWA ENTITLEMENT TOTAL	\$ 2,196,300.00	\$ 2,201,869.00			150	

2025 CDBG.HOME.ESG.HOPWA HUD PROGRAM FUNDING TOTALS

HUD ENTITLEMENTS	PRIOR YEAR		CURRENT YEAR		DESCRIPTION
	2024 HUD ACTION PLAN ALLOCATIONS	2025 HUD ACTION PLAN ALLOCATIONS	2024 HUD ACTION PLAN ALLOCATIONS	2025 HUD ACTION PLAN ALLOCATIONS	
CDBG	\$ 7,591,888.00	\$ 7,608,758.00			Community support services
HOME	\$ 2,207,246.00	\$ 2,271,283.85			Construction and development of new single and multi-family units
ESG	\$ 671,643.00	\$ 667,233.00			Emergency Services supporting homeless prevention, rapid rehousing and shelter operations
HOPWA	\$ 2,196,300.00	\$ 2,201,869.00			Program funding for KCHD & supportive services, resource identification, transitional housing and rental assistance
TOTAL ALL HUD ENTITLEMENT PROGRAMS	\$ 12,667,077.00	\$ 12,749,143.85			
*TOTAL ALL PROGRAM RESOURCES	\$ 13,367,077.00	\$ 13,449,143.85			*Includes program income from CDBG Public Facilities and HOME loans

Differences are due to lower PI and payoff of 18th & Vine Sec 108 Debt