

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

In 2018, Johnson County and sixteen of the twenty cities in the county renewed Cooperation Agreements allowing the county to continue its qualification as an “urban county”, namely, a jurisdiction with a population over 200,000. In 2020, the City of Lenexa decided to forego their CDBG entitlement status beginning in 2021 and re-join the Urban County. This qualification entitles the county to receive annual Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) for Federal Fiscal Years 2019-2021.

The “urban county” includes the county and the cities of De Soto, Edgerton, Fairway, Gardner, Lake Quivira, Leawood, Lenexa, Merriam, Mission, Mission Hills, Mission Woods, Olathe, Prairie Village, Roeland Park, Spring Hill, Westwood, and Westwood Hills. The cities of Overland Park and Shawnee are not part of the urban county, since they are entitlement cities and receive their own CDBG funds. The city of Bonner Springs is only partially in the county and its seat of government is in Wyandotte County.

In 1994 the County qualified as a “participating jurisdiction” entitled to receive a HOME Investment Partnerships (HOME) formula allocation. All urban county cities can participate in the HOME program. However, for the cities of Overland Park and Shawnee to participate in the HOME program, each city signed a Cooperation Agreement with the county, forming the Johnson County HOME Consortium, with the county as the lead agency.

This 2021 Action Plan covers the period beginning January 1, 2021 through December 31, 2021. The proposed activities in the plan are intended to benefit low to moderate-income Johnson County residents. Overland Park and Shawnee will prepare individual plans for their cities since they are entitlement areas.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives for 2020-2024 Consolidated Plan include:

1. Suitable Living Environment
2. Decent Housing
3. Economic Opportunity

The outcomes for the 2020-2024 Consolidated Plan include:

4. Availability/Accessibility
5. Affordability
6. Sustainability

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The priority needs listed in the 2015-2019 Consolidated Plan included: Housing, Public Facilities, Homeless, and Public Services. During 2019, Johnson County completed year five of the 2015-2019 consolidated plan. During the 2019 Program Year, which covers January 1, 2019 through December 31, 2019, \$1,133,079.88 in CDBG funds were disbursed on the following categories:

\$533,392.44 funded Housing Rehabilitation Projects

\$261,466.17 funded Public Facilities

\$124,967.15 funded Public Service Projects

\$213,254.12 funded Planning and Administration

HOME Investment Partnership Funds

During the 2019 Program Year, which covers January 1, 2019 through December 31, 2019, \$922,403.48 in HOME funds was disbursed.

During the 2019 Program Year, which covered the period of January 1, 2019 through December 31, 2019, a total of \$230,712.33 in 2017 one-time supplemental ESG funds was disbursed.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The primary purpose of the programs provided in the Citizen Participation Plan is to “improve communities by providing decent housing, a suitable living environment, and growing economic opportunities, principally for low and moderate-income people.” It is necessary that public participation genuinely involve the beneficiaries of these funds. Therefore, the goal of the Citizen Participation Plan is to encourage the participation of low- and moderate-income persons, particularly those living in areas where the use of CDBG and HOME funds are proposed, as well as the participation of all interested citizens, social service providers and public agencies. This plan is designed to provide every opportunity for citizen participation and to insure openness and the freedom of access to information through each stage in the CDBG and HOME process.

This Action Plan is a result of public outreach, public hearings, input from agencies, groups, county agencies, and cities to assess the needs of low to moderate-income clients and residents. These groups included organizations involved in the development of affordable housing, agencies that provide health services, local housing authorities, fair housing services, persons with disabilities, persons with HIV/AIDS, homeless persons, and representatives of low-income residents.

To broaden public participation in the development of the Action Plan and reach the entire community, public notices were placed on the front page of the Johnson County Community Development website, and information was shared with the local Continuum of Care and executive board. Input and comments were requested from community providers and a draft of the report was placed on the Community Development website and at the Community Development office with its availability scheduled to be published in The Olathe News on September 25, 2020.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

This will be completed following the October 29, 2020 public hearing on the proposed 2021 Action Plan.

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

This will be completed following the October 29, 2020 public hearing on the proposed 2021 Action Plan.

## **7. Summary**

Johnson County Community Development is the lead agency and, the cities in the Johnson County Consortium, non-profits with a 501(c)(3), faith-based organizations, and Johnson County governmental departments are partner agencies for the 2021 Action Plan.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
HOME Administrator	JOHNSON COUNTY	Housing Services

**Table 1 – Responsible Agencies**

**Narrative**

The lead agency for the Consolidated Plan is the Community Development Division of the Human Services Department, Johnson County, KS. This division and department oversaw the development of this plan.

The Community Development division of Human Services is responsible for the administration of CDBG funds, and the Housing division of Human Services is responsible for the administration of HOME funds.

Additional assistance was provided by the Housing & Community Development Advisory Committee, Johnson County Continuum of Care, City of Lenexa, City of Olathe, City of Overland Park, City of Shawnee, Johnson County Housing Authority, and Olathe Housing Authority.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

This action plan is a result of public outreach, public hearings, and input from agencies, groups, county agencies, and cities to assess the needs of low to moderate-income clients and residents. These groups included organizations involved in the development of affordable housing, agencies that provide health services, local housing authorities, fair-housing services, persons with disabilities, persons with HIV/AIDS, homeless persons, mental health providers, and representatives of low-income residents. The directors of both the Johnson County Housing Authority and the City of Olathe Housing Authority were consulted in developing the Action Plan.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

In gathering information on the needs of homeless individuals and families, multiple agencies were involved. The Johnson County Continuum of Care was consulted on homeless needs and provided an analysis of gaps in the current homeless service system. United Community Services provided input and responses to questions as the lead agency for the Johnson County Continuum of Care. The members of the CoC identified and prioritized numerous housing and supportive service needs.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

On June 24, 2020 Johnson County received notification from Kansas Housing Resources Corporation that 2019 ESG subrecipients would be allocated a percentage of 2020 ESG-CV funds from HUD based on 2019 funding amounts. Johnson County Community Development (JCCD) notified all 2019 ESG subrecipients that, upon completion of the application provided, they would receive 2020 ESG-CV funding in an amount determined by KHRC. 2019 ESG subrecipients were provided the opportunity to increase their funding request based on current needs and in response to the

COVID-19 pandemic. JCCD also notified other social service agencies through the Johnson County Continuum of Care (CoC) that it would accept new applications for ESG-CV funding. JCCD and the Johnson County CoC Board met on July 8, 2020 to solicit feedback from local social service agencies on ESG-CV needs and priorities. The ESG activities requested make decent, affordable housing more accessible to the most vulnerable homeless individuals and families in Johnson County and provide safe emergency housing for victims of domestic violence and sexual assault. Johnson County and its subrecipients have not only had to consider the existing vulnerable populations, but also those who are affected by COVID-19. The pandemic has put individuals and families without a place to call home, who can't isolate, or are at risk of homelessness, along with the people around them, at higher risk for contracting or spreading COVID-19. We must protect our most vulnerable citizens during this time and the continuation and increase in ESG funding is imperative to do that. Housing is the healthiest solution to isolate, prevent, prepare for, and respond to COVID-19. To protect at-risk, sheltered and unsheltered homeless individuals and families, as well as, the communities in which they interact with. The Johnson County CoC continues to educate itself on how to be strategic in its COVID-19 response in order to coordinate available funds in preparation, intervention and prevention of COVID-19. Just before the onset of the pandemic, the 2020 Point-in-Time (PIT) Count found that 180 persons were identified as homeless in Johnson County, compared to 189 in 2019. Twenty-four persons were unsheltered, a decrease compared to 39 last year. Nineteen persons met the definition for chronic homelessness, a decrease compared to 32 last year. Finally, 33 percent of households experiencing homelessness reported fleeing domestic violence. Johnson County homeless numbers have decreased or stayed stagnant because of the increased ESG street outreach, emergency shelter and rapid re-housing services offered and the coordination of those services. The CoC continues to utilize its established coordinated entry system. The CoC utilizes a by-name list management system and puts emphasis on triage, diversion, and assessment resulting in a system of prioritization that more efficiently and effectively utilizes homeless assistance funding. Based on PIT data above, the CoC concluded that the following activities are of highest priority to the CoC and its strategic plan to prevent, reduce, and end homelessness: 1. Street Outreach to build relationships and meet the immediate needs of hard to reach and hard to house unsheltered homeless individuals 2. Rapid Re-Housing/Homelessness Prevention to quickly house or re-house individuals and families who are homeless or at-risk of homelessness, 3. Emergency Shelter to increase the quality and services for Johnson County's only domestic violence shelter, and 4. HMIS to support the lead and other agencies to remain in compliance with required data collection and reporting requirements. All Johnson County ESG agencies must follow the performance measures and HMIS policies and procedures established by the CoC.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

1	<b>Agency/Group/Organization</b>	Olathe Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through e-mail, phone calls, and meetings. Johnson County Community Development Office met multiple times with the directors of both the Johnson County Housing & Olathe Housing Authorities, including during the Johnson County Housing and Community Development Advisory Committee meetings. During the meetings, the needs and gaps in services were discussed, as well as options for addressing those needs. The Olathe Housing Authority has an annual meeting with residents to get input on requested changes to program. Following the meeting, they publish a notice for comments on the Housing Authority's Annual Plan to announce the public comment period and public hearing date.
2	<b>Agency/Group/Organization</b>	JOHNSON COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-homeless Other government - County Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through E-mail and phone calls. Johnson County Community Development Office met multiple times with the directors of both the Johnson County Housing & Olathe Housing Authorities, including during the Johnson County Housing and Community Development Advisory Committee meetings. During the meetings, the needs and gaps in services were discussed, as well as options for addressing those needs.
3	<b>Agency/Group/Organization</b>	Johnson County Department of Health and Environment
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through Continuum of Care meetings.
4	<b>Agency/Group/Organization</b>	Housing & Community Development Advisory Committee
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local Planning organization Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through email, phone calls, and group meetings.
5	<b>Agency/Group/Organization</b>	United Community Services
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through meetings, email and phone calls.
6	<b>Agency/Group/Organization</b>	Johnson County Government
	<b>Agency/Group/Organization Type</b>	Other government - County Agency responsible for CDBG and HOME funds.

	<b>What section of the Plan was addressed by Consultation?</b>	All sections of the Annual Action Plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lead agency. Administers homeowner improvement programs, lead-based paint strategy, program monitoring, administration, floodplain management, and broadband consultation.
7L	<b>Agency/Group/Organization</b>	Kansas Housing Resources Corp.
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through State of Kansas consolidated plan, emails, and phone calls.

8	<b>Agency/Group/Organization</b>	Johnson County Continuum of Care on Homelessness
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - Federal Other government - State Other government - County Other government - Local Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Non-Homeless Special Needs</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Johnson County Community Development staff attend the monthly Continuum of Care (CoC) meetings and sit on the CoC Board. The CoC is a collaboration that seeks to improve the community's response to poverty and homelessness. The CoC is made up of private and public organizations and agencies who either serve those who are currently homeless or those who are most at risk. Together, the members of the CoC work to create a comprehensive safety net for those who need it and assists them to regain stable housing.</p>

**Table 2 – Agencies, groups, organizations who participated**

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

Not Applicable.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Community Services	Johnson County departments have been a recipient of Continuum of Care Grant funds.
2019-2023 Kansas Consolidated Plan	Kansas Housing Resources Corporation	Johnson County Community Development reviews the State’s policy framework for federal community development and housing programs.
Strategic Priorities Report March 2020	Johnson County Board of County Commissioners	The number two strategy the Board of Johnson County Commissioners lists in their report is, "Strengthen and finance appropriate level of service to meet the needs of the county's vulnerable populations, pursuing innovative strategies."
Analysis of Impediments to Fair Housing Choice	Kansas City, Missouri	Johnson County participated in the Kansas City Metropolitan wide efforts to identify impediments to fair housing choice. The report was used to identify local efforts to increase housing choices.
Kansas Region L Multi-Jurisdictional Hazard Mitigation	Blue Umbrella Solutions, LLC.	Information concerning jurisdiction’s increased natural hazard risks associated with climate change for information relating to hazard mitigation.

**Table 3 – Other local / regional / federal planning efforts**

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

On February 8, 2020, a newspaper ad appeared in The Olathe News to inform the broader community of the needs assessment hearing for 2021 CDBG and HOME projects. Citizens were invited to attend the hearing or submit comments to the Community Development Coordinator. On February 6, 2020, a notice was sent out to a community partners email distribution list with the date and time of the hearing. Throughout the remainder of February and into March 2020 a notice was placed on the front page of the Johnson County Community Development website until the needs assessment hearing was held March 5, 2020.

On March 20, 2020 a public notice was published in The Olathe News to inform interested applicants of the 2021 CDBG application workshop. Outreach for the 2021 CDBG application workshop included sending letters to Mayors and members of the community development distribution list to notify them of the FY21 CDBG application process and timeline. The 2021 CDBG Application Training scheduled for April 7, 2020 did not take place due to the [30 Day Stay at Home Order](#) of the Core 4, including Johnson County. The application training power point was posted on the website along with the application materials and applicants were invited to request technical assistance.

On September 25, 2020 a public notice is scheduled to be published in The Olathe News announcing that a public comment period would be open September 26th through October 25th and that October 29th is scheduled as the public hearing date for the proposed 2021 Action Plan. The public hearing will be conducted at the Board of County Commissioners meeting on October 29, 2020.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	72 individuals/agencies were notified of the Housing and Community Development Needs Assessment Hearing to be held on March 5, 2020.	Received questions on what the needs assessment hearing was for. Our department informed them it was a way for the citizens, cities and agencies to provide comments on needs or express where they feel there are service gaps in Johnson County.	There were no comments not accepted.	
2	Newspaper Ad	Non-targeted/broad community	No written comments were received in response to public notice on the Needs Assessment Hearing published in The Olathe News on February 8, 2020.	No written comments were received.	There were no comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Community Leadership letter on March 16, 2020	City Leadership of consortia cities	Letters were sent out to the sixteen mayors of the consortia cities to inform them of the 2021 CDBG Application Workshop scheduled on April 7, 2020.	No written comments were received.	There were no comments not accepted.	
5	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	72 contacts were updated on March 23, 2020 that the 2021 CDBG application workshop scheduled for April 7, 2020 would not take place due to the 30 Day Stay at Home Order due to COVID-19. All application training materials were posted to the website along with application materials.	No written comments were received	There were no comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Interested applicants for 2021 CDBG funding.	Public notice in <u>The Olathe News</u> on March 20, 2020 with information regarding 2021 CDBG application workshop.	There were no comments received.	There were no comments not accepted.	
7	Community Leadership Letter	Non-targeted/broad community	6 cities submitted 2021 CDBG applications.	No comments were received.	There were no comments not accepted.	
8	Newspaper Ad	Non-targeted/broad community	Public notice announcing 30-day public comment period on FY 2021 Annual Action Plan on September 25, 2020.	Will be completed after public comment period closes.	Will be completed after public comment period closes.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: As requested</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Tentatively scheduled for the October 29, 2020 BOCC meeting.	Will be completed following public hearing.	Will be completed following public hearing.	

Table 4 – Citizen Participation Outreach

## Expected Resources

The proposed goals in the 2020-2024 Consolidated Plan and 2021 Action Plan are based upon the basis of level funding in future years of the Consolidated Plan. The goals and estimated serve will be dependent upon actual amounts received from the U.S. Department of Housing and Urban Development, Congressional appropriations and any possible changes in the program requirements.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,250,000	80,000	72,300	1,402,300	3,990,000	The FY2021 allocation is estimated at \$1,250,000 and prior year resources re-allocated of \$72,300. The City of Olathe expects to receive program income of approximately \$80,000 in FY2021.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,004,312	100,000	0	1,104,312	3,000,000	Funding of \$1,004,312 in 2021 and estimated funding of \$900,000 each year for 2022-2024. Program income/recapture is not predictable, however, based on historical data; it is anticipated to be \$100,000 in program income each year.

Table 2 - 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**

For CDBG funds, leveraged funds come from grant applicants to better utilize CDBG funds.

The HOME Rehabilitation Program is administered by Johnson County Housing Services. This program requires a 25 percent local match. These funds are provided by participating cities in Johnson County. Through a cooperative agreement between Oikos Development Corporation (ODC) and Johnson County Housing Services, private funds are used as in-kind match from the acquisition of properties that were HOME funded projects. Similar cooperative agreements with additional CHDO(s) may be executed if relevant and appropriate.

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

There is no public owned property that has been identified as being appropriate to address the needs identified in the plan at the present time.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless	2020	2024	Homeless		Homelessness	CDBG: \$62,725	Homeless Person Overnight Shelter: 166 Persons Assisted Homelessness Prevention: 2500 Persons Assisted
2	Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$346,075 HOME: \$1,004,312	Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 1200 Household Housing Unit
3	Public Facilities	2020	2024	Non-Housing Community Development		Non-Housing and Community Development	CDBG: \$693,925	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18,325 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 120 Households Assisted
4	Public Services	2020	2024	Non- Homeless Special Needs Non-Housing Community Development		Non-Housing and Community Development	CDBG: \$99,575	Public service activities other than Low/Moderate Income Housing Benefit: 437 Persons Assisted

**Table 3 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Homeless
	<b>Goal Description</b>	Provide outreach and prevention, assistance to emergency shelters and day centers, and work with homeless housing providers to preserve and increase supply of transitional and permanent supportive housing.
2	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	Preserve and increase renter and owner-occupied affordable housing, support low-income families to become homeowners, further fair housing and address community opposition, and identify barriers to affordable housing in Johnson County.
3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Johnson County will focus on supporting projects that support improvements in low-income eligible areas to maintain and improve the quality of the built environment.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Johnson County will support activities that create new or expanded access to a service or benefit for low-income residents of Johnson County.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The 2021 Action Plan contains a list of CDBG projects that are to be funded for the program year with estimated funding of \$1,250,000, prior year funds of \$72,300, and estimated deferred loan rehabilitation program income of \$80,000. The Housing and Community Development Advisory Committee Rating Team provided recommendations for CDBG project funding. Funding for public services can only be a maximum of 15 percent of the total award amount. If estimated funding is increased an equal percentage of all approved public service projects will be utilized until fully funded. If there is a decrease in estimated funding, all approved public service projects will be decreased in equal percentage amounts. For public facility and housing projects, increases or decreases in the amount will be allocated equally to the Johnson County Minor Home Repair and the City of Merriam. The City of Olathe will adjust their approved project amounts based on the formulas included in the agreements with Johnson County, recommended by the Olathe rating team and approved by the Olathe City Council. For public service projects, if increased or decreased funds are allocated, 50 percent of the change would be applied to the Taxi Program, and 25 percent to both Catholic Charities and Salvation Army. For housing and public facility projects, both increases and decreases would be applied to the Sidewalk Program. The City of Lenexa will adjust the Santa Fe Trail Drive project for any increase or decrease.

The HOME program projects are funded with an estimated award of \$1,004,312 and estimated program income of \$100,000 for FY2021. If funding is increased or decreased, funding decisions will be made based upon allowable percentages to sub-categories.

#	Project Name
1	Program Administration
2	Catholic Charities of NEKS
3	Desoto Sidewalk Improvements
4	De Soto Waterline Replacement
5	Edgerton 7 <sup>th</sup> & Nelson Sanitary Sewer Project
6	Friends of JCDS 17390 S Ingrid Accessibility Modifications
7	Hillcrest Ministries of MidAmerica Transitional and Rapid Re-Housing Case Management
8	Jo Co Housing Services-Minor Home Program
9	Jo Co Interfaith Hospitality Network-Case Management
10	Lenexa Lichtenauer Drive Street Lighting Installation
11	Lenexa Santa Fe Trail Drive Street Lighting Installation
12	Merriam Street Visibility Project
13	Olathe Catholic Charities Emergency Assistance
14	Olathe Community Enhancement Officer
15	Olathe Friends of JCDS Accessibility Improvements
16	Olathe Housing Rehab Administration

#	Project Name
17	Olathe Salvation Army Emergency Assistance
18	Olathe Sidewalk Program
19	Olathe Taxi Coupon Program
20	Safehome PTAC units
21	Salvation Army Emergency Assistance
22	United Community Services CoC Coordinator
23	Olathe Deferred Rehabilitation Loan Program Income
24	Johnson County HOME Program Rehabilitation
25	Johnson County Housing Services Homebuyer Assistance
26	Johnson County Housing Services HOME Program Administration
27	Community Housing Development Organization (CHDO)
28	Community Housing Development Organization (CHDO) Operating

**Table 4 – Project Information**

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

The allocation priorities are listed in the Johnson County 2020-2024 Consolidated Plan. On the CDBG application, the applicant must explain how the proposed activity meets one of the listed Consolidated Plan needs and one of the Johnson County Board of County Commissioners strategic priorities, which are included in the application handbook.

The Housing and Community Development Advisory Rating Team receives a summary from the community-wide needs assessment hearing to factor in where there may be proposed gaps in services, and how those gaps could be addressed through CDBG activities. The applications are scored by the same Rating Team. A score sheet is completed by each member for each proposed activity. Scoring criteria includes need, project feasibility, budget and timeliness, and performance measures.

The largest obstacle to addressing underserved needs is adequate funding from HUD to fully fund proposed projects on an annual basis and general lack of affordable housing in the area.

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

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1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities Housing Homeless Public Services
	<b>Needs Addressed</b>	Non-Housing and Community Development Affordable Housing Homelessness
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	General oversight of CDBG Program.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	11811 S. Sunset Drive, Suite 1300, Olathe, KS 66061
	<b>Planned Activities</b>	General oversight of CDBG program.
	2	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Public Services
<b>Needs Addressed</b>		Non-Housing and Community Development
<b>Funding</b>		CDBG: \$20,000
<b>Description</b>		Offer an average of \$400-\$500 per household towards rent or utility payments.

	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	104 low to moderate income persons.
	<b>Location Description</b>	Johnson County-excluding cities of Lenexa, Olathe, Overland Park, and Shawnee.
	<b>Planned Activities</b>	Requested funds will be used to help households reconnect utility accounts that have been disconnected or maintain utilities for those served disconnect notices. For rent, funds will be utilized for individual served an eviction notice, court notice, or a three-day letter to quit.
<b>3</b>	<b>Project Name</b>	Desoto Sidewalk Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	ADA sidewalk improvements
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,795 people
	<b>Location Description</b>	Wea Street, north of 82 <sup>nd</sup> Street, De Soto, Kansas 66018
	<b>Planned Activities</b>	Construct 400' ADA compliant sidewalk on Wea Street north of 82 <sup>nd</sup>
<b>4</b>	<b>Project Name</b>	De Soto Waterline Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities

	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Waterline replacement
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,795 people
	<b>Location Description</b>	Wea Street, north of 82 <sup>nd</sup> Street, De Soto, Kansas 66018
	<b>Planned Activities</b>	Replacement of 400' of waterline on Wea Street north of 82nd
5	<b>Project Name</b>	Edgerton Sewer Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	7 <sup>th</sup> & Nelson Sanitary Sewer Project
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,695 people
	<b>Location Description</b>	100-317 W. 7 <sup>th</sup> St., 100-700 E. Nelson, 100-617 W. Hulett, 100-500 W. 5 <sup>th</sup> St., 103 W. Morgan, 106 W. 3 <sup>rd</sup> St., 108 & 202 W. 3 <sup>rd</sup> St.
	<b>Planned Activities</b>	Replace 1200' LF of clay pipe with PVC pipe
	<b>Project Name</b>	Friends of JCDS 17390 S. Ingrid Improvements

<b>6</b>	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$32,075
	<b>Description</b>	Rehabilitation of 17390 S. Ingrid, Gardner, Kansas
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 housing unit, 4 adults with physical, intellectual, and developmental disabilities.
	<b>Location Description</b>	17390 S. Ingrid, Gardner, KS
	<b>Planned Activities</b>	Rehabilitation of house for four adults with physical, intellectual, and developmental disabilities at 17390 S. Ingrid, Gardner, Kansas.
<b>7</b>	<b>Project Name</b>	Hillcrest Ministries of MidAmerica Transitional and Rapid Re-Housing Case Management
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$17,725
	<b>Description</b>	Transitional and Rapid Re-housing services for homeless.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	106 homeless people.
	<b>Location Description</b>	Johnson County

	<b>Planned Activities</b>	Provide transitional and rapid re-housing services to homeless individuals and families throughout Johnson County.
<b>8</b>	<b>Project Name</b>	Jo Co Housing Services-Minor Home Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Provide minor home rehabilitation and accessibility modifications to low and moderate-income households in Johnson County, excluding the cities of Lenexa, Olathe, Overland Park, and Shawnee.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 households
	<b>Location Description</b>	Johnson County, excluding the cities of Olathe, Overland Park, and Shawnee.
	<b>Planned Activities</b>	Provide minor home rehabilitation and accessibility modifications to low and moderate-income households in Johnson County, excluding the cities of Lenexa, Olathe, Overland Park, and Shawnee.
<b>9</b>	<b>Project Name</b>	Jo Co Interfaith Hospitality Network-Case Management
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Johnson County Interfaith Hospitality Network seeks to help end homelessness in Johnson County by providing case management for homeless guests residing in JoCo IHN.

	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 homeless people
	<b>Location Description</b>	Johnson County
	<b>Planned Activities</b>	Johnson County Interfaith Hospitality Network seeks to help end homelessness in Johnson County by providing case management for homeless guests residing in JoCo IHN.
<b>10</b>	<b>Project Name</b>	Lenexa Lichtenauer Street Lighting Installation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Proposed project will remove existing high pressure sodium (HPS) streetlight fixtures and outdated poles and replace with high efficiency LED streetlights and new poles that meet current illumination standards for pedestrians and vehicles.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,075 people
	<b>Location Description</b>	Lichtenauer Drive from Loiret Boulevard to W. 90 <sup>th</sup> Terrace.

	<b>Planned Activities</b>	Proposed project will remove existing high pressure sodium (HPS) streetlight fixtures and outdated poles and replace with high efficiency LED streetlights and new poles that meet current illumination standards for pedestrians and vehicles.
11	<b>Project Name</b>	Lenexa Santa Fe Trail Drive Street Lighting Installation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$118,000
	<b>Description</b>	Proposed project will remove existing high pressure sodium (HPS) streetlight fixtures and outdated poles and replace with high efficiency LED streetlights and new poles that meet current illumination standards for pedestrians and vehicles.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,425 people
	<b>Location Description</b>	Santa Fe Trail Drive from just east of Monrovia Street to Nold
	<b>Planned Activities</b>	Proposed project will remove existing high pressure sodium (HPS) streetlight fixtures and outdated poles and replace with high efficiency LED streetlights and new poles that meet current illumination standards for pedestrians and vehicles.
12	<b>Project Name</b>	Merriam Street Visibility Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities

	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Remove existing cobra head style streetlights with new brushed aluminum higher efficiency residential streetlights in the Milburn West Neighborhood.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,270 people
	<b>Location Description</b>	Milburn West Neighborhoods, Merriam, KS
	<b>Planned Activities</b>	Remove existing cobra head style streetlights with new brushed aluminum higher efficiency residential streetlights in the Milburn West Neighborhood.
13	<b>Project Name</b>	Olathe Catholic Charities Emergency Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$15,143.75
	<b>Description</b>	Offer an average of \$500 per household towards rent or utility payments.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	79 LMI persons

	<b>Location Description</b>	Olathe, Kansas
	<b>Planned Activities</b>	Requested funds will be used to help households reconnect utility accounts that have been disconnected or maintain utilities for those served disconnect notices. For rent, funds will be utilized for individual served an eviction notice or a three-day letter to quit.
<b>14</b>	<b>Project Name</b>	Olathe Community Enhancement Officer
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$81,000
	<b>Description</b>	Correction of code violations on private property within the approved low to moderate income areas.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,200 households
	<b>Location Description</b>	Olathe designated areas
	<b>Planned Activities</b>	Correction of code violations on private property within the approved low to moderate income area.
<b>15</b>	<b>Project Name</b>	Olathe Friends of JCDS Accessibility Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$23,000

	<b>Description</b>	Rehabilitation of house for five adults with physical, intellectual, and developmental disabilities.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 housing unit, 5 adults with physical, intellectual, and developmental disabilities.
	<b>Location Description</b>	2145 E. 154th Olathe, Kansas
	<b>Planned Activities</b>	Rehabilitation of house for five adults with physical, intellectual, and developmental disabilities at 2145 E. 154th Terrace, Olathe, Kansas 66062.
<b>16</b>	<b>Project Name</b>	Olathe Housing Rehabilitation Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	All eligible CDBG program administrative costs associated with the housing rehabilitation program.
	<b>Target Date</b>	06/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Reported elsewhere.
	<b>Location Description</b>	Olathe, Kansas
	<b>Planned Activities</b>	All eligible CDBG program administrative costs associated with the housing rehabilitation program.
<b>17</b>	<b>Project Name</b>	Olathe Salvation Army Emergency Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing and Community Development

	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$13,543.75
	<b>Description</b>	Emergency assistance program provides assistance to qualifying residents of Olathe to encourage stability and help prevent homelessness with a maximum of \$450 in rent or utility assistance.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	93 LMI persons
	<b>Location Description</b>	Olathe, Kansas
	<b>Planned Activities</b>	Emergency assistance program provides assistance to qualifying residents of Olathe to encourage stability and help prevent homelessness with a maximum of \$450 in rent or utility assistance.
18	<b>Project Name</b>	Olathe Sidewalk Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$181,925
	<b>Description</b>	This sidewalk project would construct missing sidewalk links and replace sidewalk ramps to meet American Disability Act (ADA) requirements in older parts of the city.
	<b>Target Date</b>	06/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4,055 people
	<b>Location Description</b>	Olathe, Kansas

	<b>Planned Activities</b>	This sidewalk project would construct missing sidewalk links and replace sidewalk ramps to meet American Disability Act (ADA) requirements in older parts of the city.
<b>19</b>	<b>Project Name</b>	Olathe Taxi Coupon Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$35,887.50
	<b>Description</b>	The Taxi coupon/voucher program provides the opportunity for low-income, elderly, and disabled citizens to purchase transportation coupons at a reduced cost.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 LMI persons
	<b>Location Description</b>	Olathe, Kansas
	<b>Planned Activities</b>	The Taxi coupon/voucher program provides the opportunity for low-income, elderly, and disabled citizens to purchase transportation coupons at a reduced cost.
<b>20</b>	<b>Project Name</b>	Safehome PTAC units
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	12 Packaged Terminal Air Conditioning (PTAC) units
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 LMI persons
	<b>Location Description</b>	Suppressed location
	<b>Planned Activities</b>	12 Packaged Terminal Air Conditioning (PTAC) units
21	<b>Project Name</b>	Salvation Army Emergency Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Emergency assistance program provides assistance to qualifying residents of Johnson County to encourage stability and help prevent homelessness with a maximum of \$450 in rent or utility assistance.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 people
	<b>Location Description</b>	Johnson County, excluding the cities of Lenexa, Olathe, Overland Park, and Shawnee.
	<b>Planned Activities</b>	Emergency assistance program provides assistance to qualifying residents of Johnson County to encourage stability and help prevent homelessness with a maximum of \$450 in rent or utility assistance.
22	<b>Project Name</b>	United Community Services CoC Coordinator
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services

	<b>Needs Addressed</b>	Non-Housing and Community Development
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	UCS provides staff support and project coordination for the Johnson County CoC on Homelessness, a collaboration of public and private service provider, related organizations and individuals committed to improving the response to poverty and reducing homelessness in Johnson County.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,500 LMI people
	<b>Location Description</b>	Johnson County
	<b>Planned Activities</b>	UCS provides staff support and project coordination for the Johnson County CoC on Homelessness, a collaboration of public and private service provider, related organizations and individuals committed to improving the response to poverty and reducing homelessness in Johnson County.
23	<b>Project Name</b>	Olathe Deferred Rehabilitation Loan Program Income
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Rehabilitation of eligible owner-occupied homes.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 households
	<b>Location Description</b>	Olathe, Kansas

	<b>Planned Activities</b>	Rehabilitation of eligible owner-occupied homes.
<b>24</b>	<b>Project Name</b>	Johnson County HOME Program Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$753,018
	<b>Description</b>	Rehabilitation of eligible owner-occupied homes.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 families
	<b>Location Description</b>	Various locations throughout Johnson County
	<b>Planned Activities</b>	Rehabilitation of eligible owner-occupied homes.
<b>25</b>	<b>Project Name</b>	Johnson County Housing Services Homebuyer Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	Homebuyer down payment and closing cost assistance for acquisition.
	<b>Target Date</b>	12/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 families
	<b>Location Description</b>	Various locations throughout Johnson County, KS
	<b>Planned Activities</b>	Homebuyer down payment and closing cost assistance for acquisition.
26	<b>Project Name</b>	Johnson County Housing Services HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$100,431
	<b>Description</b>	General oversight, management, marketing and outreach, monitoring and coordination of the HOME rehabilitation and homebuyer programs.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Reported elsewhere.
	<b>Location Description</b>	
	<b>Planned Activities</b>	General oversight, management, marketing and outreach, monitoring and coordination of the HOME rehabilitation and homebuyer programs.
27	<b>Project Name</b>	Community Housing Development Organization (CHDO)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing

	<b>Funding</b>	HOME: \$150,648
	<b>Description</b>	15 percent mandatory set-aside of the HOME allocation for the purpose of creating affordable housing opportunities for low to moderate income families.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 families
	<b>Location Description</b>	Various locations throughout Johnson County, KS
	<b>Planned Activities</b>	15% mandatory set-aside of the HOME allocation for the purpose of creating affordable housing opportunities for low to moderate income families
28	<b>Project Name</b>	Community Housing Development Organization (CHDO) Operating
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$50,215
	<b>Description</b>	CHDO may request for operating expenses for administrative expenses that are associated with creating and providing affordable housing opportunities for low to moderate income families.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Reported elsewhere.
	<b>Location Description</b>	Various locations throughout Johnson County, KS
	<b>Planned Activities</b>	CHDO may request for operating expenses for administrative expenses that are associated with creating and providing affordable housing opportunities for low to moderate income families.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Johnson County does not target a specific geographic area or areas of minority concentration for special funding. CDBG funds for general neighborhood improvements are limited to census block groups in which 42.75% or more of the residents are low- to moderate-income. HOME funded housing rehabilitation usually involves the oldest housing stock, which also tend to be located in areas most in need of infrastructure improvement. Public services receiving CDBG assistance are open to income eligible residents throughout the county, other than in the Cities of Overland Park and Shawnee which have their own entitlement CDBG funding.

The City of Olathe does target its CDBG projects to a defined Community Development Block Grant Area. The area is defined by the Census Tracts which have the highest concentration of low- to moderate-income households.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Not applicable, Johnson County does not allocate investments geographically.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	1,402
Special-Needs	25
Total	1,447

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,447
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	8
Total	1,478

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Johnson County Housing Authority's greatest need is to continue funding the 1,447 Housing Choice Vouchers allocated. The Johnson County Housing Authority always needs additional funding to assist those families on the waiting list. There are currently approximately 156 families on the waiting list.

The Johnson County Housing Authority has an annual budget of \$10.78 million to provide rental subsidies for extremely low to low-income families. Seventy five percent of all new admissions to the Housing Choice Voucher Program must be at the extremely low-income guidelines. Currently there are 1,434 families under lease. This figure includes 17 voucher holders from other Housing Authorities across the nation. 25 Housing Choice Vouchers are earmarked and used for the mainstream participants (persons with severe disabilities). The Family Self Sufficiency Program, which helps families or individuals become independent of cash public assistance, currently has 29 families under contract, with the ability to contract up to 35.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

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

Every five years the Olathe Housing Authority prepares a five-year rolling plan outlining organizational goals and proposed capital improvement projects.

Annually, the Olathe Housing Authority submits a scaled down version of the five-year plan discussing their organizational, operational and capital improvement goals for the upcoming year. These may involve proposed, new, updated, or eliminated services. The annual capital improvement goals are submitted annually, but not as a part of the Annual Action Plan.

During the next year, the Olathe Housing Authority will implement federal rules and regulations; update the “Administrative Plan” and the “Admissions and Continued Occupancy Handbook” as necessary; continue issuing up to five set aside Housing Choice Vouchers for homeless families; update the energy audit; conduct a physical needs assessment on all units; move forward with the public housing repositioning process; explore the management of NSP rental properties in Olathe; explore the addition of affordable housing in Olathe for lower income families; update the Olathe Housing Authority website; and create marketing materials for additional housing and transportation opportunities that occur throughout the year which would benefit Olathe citizens.

Apart from capital improvements, the needs of tenants in public housing include affordable transportation and stabilization assistance. The Olathe Taxi Coupon Program enhances the quality of life for tenants by enabling them to meet basic needs associated with living independently, participating in community activities and addressing medical issues. Tenants needing case management, medical, utility, or emergency assistance may receive services and assistance through Johnson County Area Agency on Aging, Johnson County Mental Health and from local not-for-profit agencies.

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

Management: The Olathe Housing Authority has an active Tenant Council that meets throughout the year and represents the voice of the tenants. They provide recommendations for policy and procedural changes as well as capital improvements. Prior to Olathe Housing Authority’s Annual Meeting, the Tenant Council will provide their recommendations so they can be incorporated into the literature handed out at the meeting and encourage other tenants to participate by attending public hearings, meetings, and open sessions.

Monthly, the Executive Director or designee will meet with the tenants of Parkview Manor to discuss issues and concerns that impact their community. As a component within the City of Olathe, the city has an interactive program called “Olathe Connect” which allows citizens to direct comments, concerns, or

questions to the appropriate programs within the city. The Olathe Housing Authority is a part of that program and it is another avenue for tenants to be involved in the management of housing.

Homeownership: The Olathe Housing Authority does not have a public housing homeownership program, however, tenants wanting to become homeowners are encouraged to participate in the Housing Choice Voucher Program Family Self-Sufficiency meetings. Staff will refer tenants to other organizations that offer services directed toward homeownership.

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

The Olathe Housing Authority's Public Housing Program is not identified as troubled. No changes to financial assistance and other assistance is necessary.

DRAFT

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

**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**

In the 2021 Action Plan, Johnson County CDBG will fund multiple public service agencies that assess the needs and serve homeless individuals and families. The Johnson County Housing and Community Development Advisory Committee has recommended 2021 CDBG funding for Catholic Charities of Northeast Kansas for emergency assistance, Hillcrest Transitional Housing for homeless services, Johnson County Interfaith Hospitality to provide case management services to homeless families, Salvation Army for emergency assistance, and United Community Services for staff support and coordination of the Johnson County Continuum of Care.

Additionally, in 2021 additional assistance will be available to agencies through ESG-CV funding and CDBG-CV funding in response to COVID-19. These funding sources are not yet available, but are expected to provide street outreach, emergency shelter, homelessness prevention, rapid re-housing, emergency and childcare assistance.

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

Local agencies in coordination with county departments and other KS-505 CoC members will address the need for emergency shelter and transitional housing for homeless households informed by the recognition that those who are unsheltered are at increased risk of exposure to COVID-19, have no place to recover if they are infected, and may be more likely to transmit the virus without their own place to stay. Work to do so will include: continuing work to establish year-round emergency shelter options for households without dependent children, for whom there is primarily cold weather shelter currently; elevating the need for other shelter funding sources that can meet the need for additional shelter options in the interim; adjusting coordinated entry and triage screening to assure that those who are unsheltered are quickly moved to safe shelter and permanent housing; maintaining non-congregate shelter options for those households who test positive for COVID-19 to promote their safe recovery and prevent transmission; focusing the additional Emergency Solutions Grant resources made available due to CARES on engaging the unsheltered and quickly moving them to permanent housing; and supporting the Salvation Army's expansion of transitional housing to support more vulnerable households needing deeper supports to return to independent housing. Additionally, based on the status of COVID-19 recommendations, local agencies may advocate for an extended cold weather shelter season in 2021 to assure safe emergency shelter for adult only households. The Local Board for Emergency Food and

Shelter Program funds in Phase 37 and CARES prioritized other shelter funding to meet local gaps in emergency shelter thru May 2021. Through Emergency Solutions Grant dollars, two full-time street outreach positions have been established and new RRH beds created for individuals experiencing homelessness. The implementation of a coordinated entry system and by name list for permanent housing supports has assisted the CoC to prioritize those who are most vulnerable and more quickly and efficiently move those currently in emergency shelter and transitional housing to permanent housing, thus opening spaces for those experiencing a housing crisis now.

**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**

Multiple strategies implemented across different systems within the county are being put into action to improve outcomes for those experiencing homelessness and return them to permanent housing. This includes, but is not limited to, local schools districts actively partnering with social services agencies and McKinney-Vento households to re-establish and maintain households' stable housing; expanding rapid re-housing supports through ESG, CoC and state level mental health grants to assist more households more quickly regain permanent housing; supporting success through flexible services and progressive supports in partnership with clients to reduce time experiencing homelessness and likelihood of returning to homelessness; strengthening a bridge to subsidized housing using RRH and Housing Choice Vouchers within local housing authorities for those experiencing homelessness; and prioritizing veteran and chronically homeless households for permanent housing options in Coordinated Entry and partnering with SSVF to expand housing supports for veterans. Additionally, during and following the COVID-19 pandemic, organizations that have partnered with households to successfully regain permanent housing will be 'checking in' with them and connecting them to emergency assistance in order to assure they successfully maintain their housing through lost income and illness. KS-505, the Johnson County CoC, continues to assess its effectiveness as a system, using system level performance measures along with program level reviews to gauge its progress towards reducing lengths of time households experience homelessness, reducing returns to homelessness, building households' income capacity in order to stably meet basic needs, and working with others to advocate for housing options. In KS-505's most recent systems performance measures, the average length of time homeless for those in emergency shelter dropped. And only 3 percent of those exiting from a CoC housing program to permanent housing returned to homelessness within 12 months and 5 percent within two years. Finally, CoC members along with local city and county representatives and private businesses are working to identify common housing needs and possible strategies to assure housing options for all incomes and ages.

**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.**

The County certifies a policy has been established for the discharge of persons from publicly funded institutions or systems of care in order to prevent such discharge from immediately resulting in homelessness for such persons. Reference Certification Sec. 91.22(c)(10). Case managers and resource developers work with clients to secure housing prior to discharge from custody. In some instances, voucher assistance is provided to help secure housing.

For 2021, Johnson County has recommended CDBG funds be utilized to assist low-income and homeless individuals by funding various public services. Specific activities include: Catholic Charities of Northeast Kansas-Emergency assistance to income qualified consortia residents to prevent homelessness, Hillcrest Ministries- transitional and rapid re-housing services to homeless individuals and families throughout Johnson County, Johnson County Interfaith Hospitality Network-Funding for case management for homeless guests, Olathe Taxi Coupon Program-Provides funding for low income, elderly, and disabled citizens to purchase coupons for transportation at a reduced cost to allow individuals to work, Salvation Army-Funding provided for emergency assistance to Johnson County and Olathe residents to encourage stability and help prevent homelessness with rent and utility assistance, United Community Services- Staff support and project coordination for the Continuum of Care to improve response to poverty and preventing and ending homelessness.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

**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**

Johnson County has developed a more efficient means for delivery of resources community wide, not just county government resources. The role of "My Resource Connection" is to assist individuals find and locate relevant resources at organizations. Individuals or case managers can perform searches for affordable rental housing, food pantries, transportation, health and medicine, counseling, employment, as well as many others, and it contains mapping capabilities. My Resource Connection is maintained and hosted by the government of Johnson County, KS. Significant contributions of data come from United Way 211 of Greater Kansas City, various departments within Johnson County government, and the Unified Government of Wyandotte County and Kansas City, KS. My Resource Connection can be found at: <http://ims.jocogov.org/rc> .

The Johnson County Board of Commissioners approved and adopted Resolution 009-13, thereby approving certain amendments to the County's Zoning and Subdivision Regulations to allow Accessory Dwelling Units in the rural and residential zoning districts, as set forth within the resolution.

The Johnson County Board of County Commissioners has recently updated their "Strategic Priorities Report." Strategic Priorities pertaining to advancing the self-sufficiency of vulnerable populations, including those with intellectual and developmental disabilities, those with mental health needs and those who are aging continue to validate county housing programs.

Finally, a Housing Resource Recruiter position has been added to Johnson County Housing Services in order to identify new affordable housing units and recruit additional landlords. This position will also seek opportunities for de-concentration wherever possible.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Johnson County does not discriminate on the basis of race, color, national origin, sex, religion, age, disability, genetic information, or other circumstance prohibited by federal, state, or local law, rule, or regulation, including Title II of the Americans with Disabilities Act. Johnson County Government does not discriminate against any employee or applicant for employment because of race, color, sex or gender, religion or creed, age, disability, pregnancy, genetic information, ancestry or national origin, military status or membership or service in the military. The County prohibits and will not tolerate unlawful discrimination by employees and elected and appointed officials against any employee or applicant for employment. In addition, the County prohibits discrimination on the basis of political affiliation or belief.

### **Actions planned to address obstacles to meeting underserved needs**

In 2021, Johnson County proposes funding for the following underserved needs: United Community Services, Homeless Coordinator, (homelessness); Johnson County Interfaith Hospitality Network, case management (homelessness); Hillcrest Ministries, Transitional Housing and Rapid Re-housing (homelessness); Friends of JCDS, housing rehabilitation (disabled); and Olathe Taxi, transportation vouchers (elderly and disabled).

### **Actions planned to foster and maintain affordable housing**

Improve the quality of existing housing through rehabilitation and increase the supply of housing affordable to low-income households. Support programs that provide rehabilitation of low-income renter and owner-occupied housing and/or provide emergency repair/replacement to address health, safety or accessibility issues. Support rehabilitation/purchase and/or new construction of housing units to be made available to low-income renters or buyers and recruit additional landlords.

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

On September 15, 1999, HUD published the “Lead Safe Housing Rule.” The lead hazard reduction requirements in this regulation apply to housing built before 1978; the year lead-based paint was banned nationwide for consumer use. According to the U.S. Census Bureau, 40 percent of the county’s housing stock was built prior to 1978.

In responding to HUD’s Lead Safe Housing Regulation, Johnson County Housing Services has 2 staff positions which require training and certification in Lead Safe Work Practices and Risk Assessment. As of June 2020, 3 contractors are certified Lead Activity Firms and 9 contractors are certified as Lead Renovation Firms. To further augment the county’s effort, the county contracts with Hernly and Associates to provide Lead-Based Paint inspection, risk assessment and clearance services. Hernly and Associates is certified to conduct Lead-Based Paint risk assessments by the Kansas Department of Health

and Environment.

The City of Olathe takes steps to ensure all homes built before 1978 and receiving rehabilitation assistance (CDBG, HOME) are inspected by a certified risk assessor. When a home has identifiable lead hazards, the homeowner is informed of the additional steps that will need to be taken on their property prior to rehabilitation starting. This information includes the notification, evaluation and corrective steps needed to address the lead-based paint hazards in their home. The City has contracted with a certified risk assessor to provide a full risk assessment on all rehabilitation projects over \$5,000, which include a visual inspection, paint testing (samples and XRF), soil samples and dust wipes. If total cost of rehab on a home built before 1978 is over \$25,000, abatement may be required.

A lead hazard risk assessment and lead-based paint inspection report is presented and forwarded to the homeowner and the licensed contractor that will be performing the work. If the testing reveals lead in or around the home, the homeowner could receive a grant to address the lead issues. Depending on the cost to address the lead, some expenses may be incorporated into a deferred loan. Once the hazard reduction work is completed, a clearance examination is performed with subsequent reports to the homeowner and licensed contractor.

Both Johnson County Housing Services and the City of Olathe have always provided residents with the Protect Your Family from Lead in Your Home brochure (English or Spanish version) and these brochures are also made available at the county's Community Outreach Centers.

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

Over the past three decades, the poverty rate in the county has remained fairly level with 3.6 percent in 1980, 3.6 percent in 1990 and 3.4 percent in 2000. But poverty in the county is increasing. In 2017 the poverty rate for Johnson County was 5.6 percent, a large increase over past decades. In 2018, an estimated 32,500 Johnson County residents were living below the federal poverty level. Source: U.S. Census Bureau, 2018 American Community Survey and United Community Services. In addressing poverty, the county operates programs and collaborates with many non-profit organizations. The county provides funding for a utility assistance program, which cities participate in through matching funds. The county provides Community Outreach Centers where residents have access to a variety of resources, including a Self-Reliance program. Through its CDBG program, the county has funded activities specifically designed to move people out of poverty, such as: childcare so that people can gain an education or remain at work; self-sufficiency programs that move people toward financial goals; homebuyer and housing programs. The county's anti-poverty strategy will be focused on raising the incomes of persons at or below poverty. While continuing to support programs that help families continue an education, find and keep jobs or build skills, the county will place an emphasis on programs

that help build income and stability.

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

The Johnson County Housing and Community Development Advisory Committee is made up of eleven citizen members with one County Commissioner serving as the non-voting chair. Four of the members are appointed by the County Commission Chair as representatives of persons with disabilities, of minorities, of low-income households and persons who are homeless. According to a Board Resolution, the purpose of the Housing and Community Development Advisory Committee shall be to ensure that the needs of extremely low- to moderate-income individuals and families, the elderly, disabled, minority and homeless populations are expressed and adequately reflected in Johnson County's housing and community development programs. The Community Development Block Grant (CDBG) is managed by the Community Development Office and the HOME Investment Partnerships (HOME) program and home repair programs are managed by the Housing Services Office both within the Human Services Department. Other county departments or agencies involved in serving low-income households include the Area Agency on Aging, Developmental Supports, Human Services Outreach, Mental Health, Parks and Recreation, and Public Health.

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

The county has cooperation agreements for the CDBG program with the 17 of the 20 cities in the county. It also has cooperation agreements for the HOME program with the cities of Overland Park and Shawnee, both of which receive their own CDBG funds, but not HOME funds, as entitlement cities. Since only a small part of the City of Bonner Springs is within the county, that city does not participate in the county's programs. A city applies to the county for CDBG funding for activities approved by their city council after public hearings. As demonstrated in the yearly Action Plan, CDBG funds are provided to several supportive and social service providers. The county has numerous agencies, as well as faith-based agencies, who provide a variety of services to diverse low-income populations.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### 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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

#### Other CDBG Requirements

1. The amount of urgent need activities 0

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Johnson County uses HOME funds in the forms of assistance as identified in the plan (i.e. grants, deferred loans). Johnson County does not use HOME allocations in other forms of investments (i.e. equity investments, advances, interest subsidies, guarantee loans made by lenders, etc.) that are not explicitly described in the plan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

## **HOME INVESTMENT PARTNERSHIP PROGRAM**

### **Resale/Recapture Provision**

Johnson County Housing Services exercises the Recapture Provision for homebuyer activities undertaken under the Homebuyer's Assistance Program.

Homebuyer's Assistance Program is a deferred loan program. Eligible applicants are provided down payment and closing cost assistance up to \$10,000 to purchase a home. A lien is placed against the newly purchased home as a second mortgage. The loan, which is interest free, is forgiven at a rate of 20 percent per year (1 year means 12 months from the closing date of the home) of the original loan amount for a 5 year period. At the end of the 5 year period the loan will be forgiven and the mortgage will be released.

If, at any time during the 5 year affordability period, the property is sold to any willing buyer, or its title is otherwise transferred, the remaining amount of the deferred loan must be repaid to the HOME Program from available net proceeds prior to release of the mortgage. *Net proceeds* are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

**Foreclosure/Transfer in Lieu of Foreclosure:** If the property is foreclosed upon during the affordability period; Johnson County Housing Services (JCHS) will attempt to recoup any net proceeds that may be available through the foreclosure sale in an amount up to the HOME Program direct subsidy.

Non-compliance with the principal place of residency requirement by a homebuyer under the recapture provision is not considered a transfer and under these circumstances, JCHS will enforce full repayment of the HOME Program direct subsidy, which is not subject to prorated or other reductions included in the recapture provision described above (See example below).

A homebuyer receives \$5,000 in Homebuyer's Assistance to purchase a home. The direct subsidy funded through the HOME Program is \$5,000. The recapture agreement provides for pro rata reduction of the direct subsidy over 5 years. If the homebuyer rents the property in year three, they would be in noncompliance with the HOME principal residence requirement and would be required to repay the entire \$5,000 HOME Program direct subsidy.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds See 24 CFR 92.254(a)(4) are as follows:

Johnson County Housing Services (JCHS) exercises the Recapture Provision for homebuyer activities

undertaken by CHDO(s).

Johnson County Housing Services (JCHS) will exercise the recapture provision utilizing the model where in the JCHS, recaptures the entire direct HOME subsidy provided to the CHDO (Project Sponsor), if during the affordability period the property is transferred/sold to an entity other than the CHDO (Project Sponsor). If at the time of sale, there is a declining housing market, and net proceeds available at the time of sale are insufficient to recapture the entire direct HOME subsidy provided to the CHDO, only what is available from net proceeds will be recaptured. *Net proceeds* are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

HOME funds provided by the county shall be due, payable and shall be returned to the county as Program Income/recapture. Any amounts in excess of the Direct HOME Subsidy disbursed to the CHDO (Project Sponsor) shall be retained by the CHDO Project Sponsor. Any agreement entered into by a (CHDO) Project Sponsor providing for periodic reductions in the amount of the outstanding HOME funded balance during the affordability period shall not be binding upon any claim on sales proceeds or Program Income that may be made by the county.

The affordability period has previously been defined as the period after the Project is completed and final payments are made, in compliance with time limits dictated at 24 CFR 92.252(e), which term shall be not less than 5 years, nor more than 20 years, based upon total amount of HOME funds invested in the Project and type of project undertaken.

This model, ***Recapture Entire Direct Home Subsidy***, shall be used for Acquisition as well as New Construction developed by the CHDO.

***Foreclosure, Transfer in Lieu of Foreclosure-*** If a CHDO owned property is foreclosed upon or transferred in Lieu of Foreclosure during the affordability period, JCHS will attempt to recoup any net proceeds that may be available through the foreclosure sale in an amount up to the full amount of the Direct HOME Subsidy, and/or recapture from the CHDO for the full amount of the Direct HOME Subsidy.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds are not used to refinance existing debt.