

CR-05 - Goals and Outcomes

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

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

During the 2020 Program Year, which covered the period of January 1, 2020 through December 31, 2020, a total of \$1,122,222.20 in CDBG funds was disbursed in the following categories.

Public Facilities Projects	\$142,036.75
Housing Rehabilitation Projects	\$639,020.35
Public Service Projects	\$138,180.11
Planning & Administration Project	\$202,984.99

During the 2020 Program Year, which covered the period of January 1, 2020 through December 31, 2020, a total of \$532,828.66 in HOME funds was disbursed.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration, Planning, & Technical Assistance	Administration	CDBG:\$202,984.99 CDBG-CV:\$0	Other	Other	0	0	100%	0	0	100%

Homeless	Homeless	CDBG: \$41,539.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1680	33.6%	1350	1680	124.4%
Homeless	Homeless	CDBG: \$20,000.00	Homeless Person Overnight Shelter	Persons Assisted	300	38	12.6%	159	38	23.9%
Housing	Affordable Housing	CDBG: \$63,152.28 HOME: \$0 CDBG-CV: \$0	Rental Units Rehabilitated	Household Housing Unit	0	63	0%	66	63	95.5%
Housing	Affordable Housing	CDBG: \$0 HOME: \$ 25,369. CDBG-CV: \$0	Homeowner Housing Added	Household Housing Unit	27	3	11.1%	0	3	0.0%
Housing	Affordable Housing	CDBG: \$504,242.11 HOME: \$507,459.66 CDBG-CV: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	104	6	5.8%	25	6	24.0%
Housing	Affordable Housing	CDBG: \$71,625.96 HOME: \$0 CDBG-CV: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	7500	14,070	187.6%	1200	14070	1172.5%

Public Facilities	Non-Housing Community Development	CDBG: \$136,786.75 HOME: \$0 CDBG-CV: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	4250	10.6%	8761	4250	48.5%
Public Facilities Safehome	Non-Housing Community Development	CDBG: \$5,250.00 HOME: \$0 CDBG-CV: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	130	54	41.5%	700	54	7.7%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$76,641.11 CDBG-CV: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3295	1847	56.05%	1571	1847	117.57%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

The Johnson County 2020-2024 Consolidated Plan identified the following as high priority needs:

Non-housing Community Development, including public facilities, public improvements, infrastructure, public services, and economic development. Actions: Johnson County expended \$142,036.75 on public facilities and \$76,641.11 on public service activities in 2020.

Affordable housing, which includes rental assistance, rehabilitation of existing units, acquisition of existing units, and production of new units. Actions: Johnson County expended \$639,020.35 in CDBG funds on housing activities during 2020.

Homelessness including, outreach, emergency shelter, transitional housing, and rapid re-housing. Actions: Johnson County expended \$61,539.00 on homeless activities during 2020.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	1,186	6
Black or African American	672	0
Asian	9	1
American Indian or American Native	19	0
Native Hawaiian or Other Pacific Islander	5	1
Total	2,031	8
Hispanic	162	0
Not Hispanic	1,869	8

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

Narrative

As of the 2019 American Community Survey, Johnson County has the following demographics:

White	86.0%
Black or African American	4.7%
Asian	4.9%
American Indian or American Native	0.3%
Native Hawaiian or Other Pacific Islander	<0.1%
Other	3.8%

The racial and ethnic composition of families assisted is similar to the overall demographics of Johnson County.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	1,188,895	406,522.34
HOME	Public - Federal	1,004,089	0
Other	Public - Federal	631,737	0

Table 3 - Resources Made Available

Narrative

The CDBG resources made available consists of the FY2020 award of \$1,188,895 and estimated program income of \$80,000. The HOME resources made available is the FY2020 award of \$1,104,312 and estimated program income of \$123,030. The Other category listed above is in response to COVID-19 funds under the CARES Act. Johnson County was awarded \$631,737 for CDBG-CV1 funds. No funds were expended during 2020, however funds have been expended in January 2021.

Receipt 5310741 in the amount of \$63,076.98 was recorded in IDIS on February 15, 2020. An error was made and the receipt posted to Program Year 2019 instead of Program Year 2020. To correct this issue, 3 adjustments were made to the 2020 PR26 report. Line 7 of the PR26 was adjusted by \$63,076.98 to add the receipt to Part I: Summary of CDBG resources for 2020. An adjustment of (\$63,076.98) was entered on line 34 to deduct the amount from the prior year program income for the public service cap calculation under Part IV and an adjustment of \$63,076.98 was entered on line 44 to add the amount to current year program income for the planning and administration cap on Part V.

Johnson County's 2020 CDBG award was \$1,188,895. \$406,522.34 was expended on 2020 projects, and \$715,699.86 was expended on 2014-2019 projects, for a total of \$1,122,222.20 in 2020.

The recaptured funds had a beginning balance of \$783,610.59 at the beginning of 2020. There were receipts of \$186,382.60 with expended amount of \$438,242.97 leaving ending balance of \$531,750.22. The recaptured funds are deposited in interest bearing account. The interest earned is Program Income. There was a beginning balance of \$1,821.23 at the beginning of 2020 with additional \$6,396.38 received during the reporting period. There was a total amount of Program Income expended in the amount of \$7,184.88 leaving a balance on hand of \$1,032.73 at the end of 2020.

A total of \$532,828.66 in HOME funds were disbursed during the 2020 program year for homeowner rehabilitation and homebuyer assistance. The breakdown of HOME funds is as follows: \$75,761.41 in CHDO funds, \$11,639.40 HOME Entitlement funds, \$438,242.97 in Recaptured funds, and \$7,184.88 in Program Income funds.

There were three (3) Johnson County HOME rehabilitation projects completed in two (2) cities and three (3) CHDO projects in two (2) cities during 2020. Two (2) additional HOME rehabilitation projects and two (2) CHDO projects were in progress at 2020 year-end.

Additionally, homebuyer funds in the amount of \$25,369 were disbursed to three (3) families at an average \$8,456 of in two (2) cities.

The HOME program is managed by Johnson County Housing Services, a unit of the Johnson County Planning, Housing, and Community Development Department. Currently, the HOME program is limited to the rehabilitation of income-eligible homeowner properties, homebuyer down payment assistance and eligible CHDO activities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

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, as determined by HUD. Sixteen cities in Johnson County were members of the Urban County Consortium for program year 2020, through cooperation agreements between Johnson County and each city. Members of the Urban County Consortium are eligible to apply for funding on eligible projects in their cities each year. HOME-funded housing rehabilitation usually involves the oldest housing stock. These properties tend to be located in areas needing infrastructure improvement. Public services programs receiving CDBG assistance are open to income-eligible residents throughout the county, other than the cities of Lenexa, Overland Park and Shawnee, which receive their own CDBG funding directly from HUD.

Leveraging

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

For CDBG funds, leveraged funds are provided by grant applicants to the Johnson County Consortium to more effectively and efficiently utilize CDBG funds.

The HOME Rehabilitation (HOME) Program is administered by Johnson County Housing Services. HOME Program funds were leveraged by cash contributions from two (2) cities within the jurisdiction. Match requirements were satisfied through a 25% local match from members of the consortium, either cash or in-kind. Through cooperative agreements with Builders Development Corporation (BDC) and Oikos Development Corporation (ODC), net sales proceeds realized from single-family acquisition and rehabilitation projects are used sources of in-kind match.

No publicly owned land or property located within the jurisdiction was used to address the needs identified in the plan. Not applicable to Johnson County in this program year.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,564,958
2. Match contributed during current Federal fiscal year	362,954
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,927,912
4. Match liability for current Federal fiscal year	39,081
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,888,831

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Oikos – 1208 E Elm St	2/7/20	100,748	0	0	0	0	0	100,748
City of Merriam	3/31/20	8,000	0	0	0	0	0	8,000
City of Roeland Park	3/31/20	8,000	0	0	0	0	0	8,000
Oikos- 601 S Webster St	7/2/20	121,413	0	0	0	0	0	121,413
Oikos- 423 W Park St	7/29/20	105,460	0	0	0	0	0	105,460
City of Shawnee	12/31/20	19,333	0	0	0	0	0	19,333

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
785,431.82	192,778.98	445,427.85	0	532,782.95

Table 7 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	153,389	0	0	2,291	0	151,098
Number	16	0	0	1	0	15
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	153,389	35,088	118,301			
Number	16	3	13			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	16
Number of Non-Homeless households to be provided affordable housing units	1,402	1,574
Number of Special-Needs households to be provided affordable housing units	25	25
Total	1,447	1,615

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,447	1,574
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	25	10
Number of households supported through Acquisition of Existing Units	8	9
Total	1,480	1,593

Table 12 – Number of Households Supported

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

Non-Homeless households provided affordable housing units count represents Housing Choice Vouchers issued by Johnson County Housing Authority. Although these units are not specifically funded by the County's CDBG and HOME allocations, they are funded by the same source (United States Department of Housing and Urban Development). Accordingly, they are included for consistency of presentation with prior periods.

Number of households supported through Rehab of Existing Units count is challenged by:

- HUD's property limit value of \$214,000 substantially limits the number of properties eligible for HOME Program assistance.
- CDBG- and HOME-funded homeowner rehabilitation project activity was suspended effective March 16, 2020 in response to COVID-19.
- CDBG- and HOME-funded homeowner rehabilitation project activity remains suspended.

Discuss how these outcomes will impact future annual action plans.

Consistent with prior periods, rental assistance goals present the HUD-authorized HCV limit of 1,447 vouchers, of which 25 are classified as Mainstream and 30 are set-asides for homeless. The 1,447 limit has been unchanged for the past ten years.

Acquisition of existing housing goals will be evaluated to determine adjustments to the number projected based on the current housing market, availability of affordable housing, competition to acquire units and the number of potential qualified applicants. All eligible CHDO activities are being actively explored to identify additional affordable housing needs, opportunities and solutions.

Homeowner Rehabilitation impacts are multi-layered. Staffing, CDBG and HOME Program funding, contractor availability, labor and material cost escalation and HUD-imposed value limits are typical influences over annual production and activity levels. COVID-19 impacts add another significant layer to forecasting complexity. All these factors are expected to continue well into the next reporting period.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	5	1
Moderate-income	15	7
Total	23	8

Table 13 – Number of Households Served

Narrative Information

The number of projects completed, and by extension the number of households served, have been significantly impacted by COVID-19. As previously stated, CDBG- and HOME-funded homeowner rehabilitation activity has been suspended since March 16, 2020.

These programs serve as an important resource to the vulnerable members of our community. The elderly and disabled derive specific benefits as project scopes are defined to include code, health, safety and accessibility considerations. Collectively, these programs allow homeowners served to continue living in their own homes with dignity and independence.

Community demand for these programs has continued and waiting lists have been started. Applicant qualification, environmental reviews and project scope determination activities continue to the extent feasible. Once suspensions are removed, homeowner rehabilitation activity levels are expected to return to historic normal although inherent limitations from staffing levels and contractor availability can reasonably be expected.

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

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

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

During 2020, Johnson County provided CDBG funds to Catholic Charities of Northeast Kansas, Hillcrest Ministries of MidAmerica, Johnson County Interfaith Hospitality Network, and Safehome, Inc. a domestic violence shelter, and Salvation Army to support emergency assistance and case management programs serving individuals and homeless families. These agencies participate in the Johnson County Continuum of Care (CoC) to provide homeless assistance. Additionally, Johnson County provided CDBG funds to support United Community Services staff which serves as the lead agency of the CoC and is responsible for developing and monitoring strategies to reach unsheltered homeless individuals and families.

Johnson County applied and received ESG funding through the State of Kansas to continue to assist in funding agencies who provide homeless services and to contribute to the CoC's plan to prevent and end homelessness in Johnson County. Johnson County awarded funding to Johnson County Mental Health, Hillcrest Transitional Housing, reStart, Inc., Safehome, Inc., Mid-America Regional Council (MARC) and Catholic Charities of Northeast Kansas for rapid re-housing, HMIS, street outreach, emergency shelter, and administration activities. Street Outreach funds awarded have been instrumental in reaching and assessing literally homeless individuals and families. ESG agencies are required to participate in the CoC and Coordinated Entry System.

Addressing the emergency shelter and transitional housing needs of homeless persons

Local agencies in coordination with county departments and other KS-505 CoC members worked to 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 included: continuing work to establish year-round emergency shelter options for households without dependent children, for whom there is primarily cold weather shelter currently; targeting other shelter funding sources (such as Emergency Food and Shelter Program, HUD's ESG emergency shelter component, and locally awarded CARES funding) to meet the need for additional shelter options in the interim and due to increased need with COVID-related housing losses; using coordinated entry and triage screening to assure that those who are unsheltered are quickly moved to safe shelter and permanent housing; utilizing state 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 advocated 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 through 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 low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In 2020, Johnson County CDBG funds were utilized to prevent low-income individuals from becoming homeless by funding various public services. Specific activities include:

Catholic Charities of Northeast Kansas (Olathe & Johnson County)-Provided emergency assistance and financial literacy classes or coaching to income qualified residents to avoid homelessness; Hillcrest Ministries of MidAmerica-Provided transitional rapid re-housing services to homeless individuals and families; Johnson County Interfaith Hospitality Network-Provided funding for case management for homeless families and single unaccompanied female guests; Olathe Johnson County Parks & Recreation- Provided working, income qualified parents day camp scholarships based on a sliding scale; Olathe Taxi Coupon Program-Provided funding for low income, elderly, and disabled citizens to purchase coupons for transportation at a reduced cost; Salvation Army (Olathe & Johnson County)-Provided emergency assistance for income eligible residents for rent or utilities; and United Community Services-Provided staff support and project coordination for the Continuum of Care on Homelessness to coordinate the response to poverty and reduce homelessness.

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 citation 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.

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 were put into action in 2020 to improve outcomes for those experiencing homelessness and return them to permanent housing in the midst of the COVID pandemic. 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; connecting homeless households with children to safe shelter and subsequently first month's rent, deposits and utilities with CARES funding; providing deep rent and utilities assistance for those who may have been homeless or experiencing housing instability to assure they did not return to homelessness or become doubled up; 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. For example, during the COVID-19 pandemic, organizations that have partnered with households to successfully regain permanent housing 'checked in' with them in order to connect them to emergency rent, utility and mortgage assistance in addition to legal support if needed 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.

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

Actions taken to address the needs of public housing

Olathe is the only Public Housing Authority in Johnson County that owns and manages public housing.

Housing Services-Olathe Housing Authority evaluates the services offered to its residents on an ongoing basis. Input from residents regarding service needs and improvements to public housing units is collected annually. Staff continually seeks additional funding opportunities through federal programs, grants, local partnerships, local civic groups and businesses, local government, and individuals. Olathe Housing Authority will continue to apply for and utilize CDBG funds to assist with capital improvement needs for its four-story low-rise building as well as scattered site duplexes and detached homes.

Olathe Housing Authority strives to meet the Olathe City Council priorities by delivering high-quality customer service, maintaining quality units and safe living environments, optimizing resources in efficient and effective manners, and utilizing community engagement to align service delivery. Olathe Housing Authority also meets the City's goals by maintaining a financially sound position, being innovative and solution-driven during economically challenging times, as well as recruiting, developing and retaining employees who are committed to providing safe and affordable housing for all Olathe residents.

Olathe Housing Authority's Board of Housing Commissioners continually explores the potential for increasing Olathe Housing Authority's inventory of affordable housing through grants, loans, and federal funding.

Affordable Transportation-Johnson County provides CDBG funds for the Olathe Taxi Coupon Program. This program enhances the quality of life for disabled Olathe residents, who income-qualify, by enabling them to meet basic needs associated with living independently, allowing participation in community activities, and accessing care for medical issues.

Stabilization Assistance-Olathe Housing Authority residents who are being faced with social service needs, medical, utility, or emergency assistance needs may receive services and assistance through Johnson County Aging and Human Services, and from local not-for-profit agencies receiving funds from CDBG.

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

Olathe Housing Authority encourages residents to participate in activities and learning opportunities offered through its Public Housing and Housing Choice Voucher (HCV) programs. An annual meeting is held, to which all residents are invited, and all attendees are encouraged to actively participate in the planning and goal setting for the organization. Olathe Housing Authority continues to expand services that will enhance the quality of life for the public housing residents and provide tools that encourage

self-sufficiency. Examples include the Family Self Sufficiency (FSS) Program, workshops held throughout the community, partnering with local organizations and businesses to address issues/concerns facing low-income, disabled and aging populations, and offering both a computer kiosk and Reading Garden at the Olathe Housing Authority's office. Through these services, families have an opportunity to improve their financial stability, become independent of federal housing programs, and explore the opportunity of homeownership.

Olathe Housing Authority has a Resident Council that meets on a regular basis to discuss ways to improve or create services, policies and procedures, educational opportunities, events, and capital improvements that benefit housing programs.

Actions taken to provide assistance to troubled PHAs

Olathe Housing Authority is not a troubled agency and not aware of any troubled agencies in the area.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

On October 19, 2020, the County's Housing Services and Community Development divisions were reassigned from the Human Services Department to the newly titled Planning, Housing and Community Development Department in accordance with the 6-1 BOCC vote on September 3, 2020.

Johnson County Housing Services was invited to provide comment for the Kansas Housing Resource Corporation's (KHRC) upcoming Qualified Allocation Plan. Local consequences of KHRC policies surrounding Low-Income Housing Tax Credit awards, affordability period and qualified sale contract provisions and competitive disadvantages for urban/suburban vs. rural jurisdictions were presented to relevant officials.

Each year, the County's legislative platforms address local effects of public policies. At the Federal level, an inadequate supply of Housing Choice Vouchers is regularly addressed. At the state level, the impacts of Senate Bill 366 on the development of affordable housing are revisited. Land use controls, tax policies, zoning ordinances, permit and excise fees as well as other limiting regulations are also discussed at the municipal level.

The Board of County Commissioners Strategic Priorities which seek to improve the lives of vulnerable populations and promote self-sufficiency continue to further County housing goals and programs.

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

In 2020, Johnson County utilized CDBG funding for the following underserved needs: United Community Services, Continuum of Care Homelessness Coordinator, (homelessness); Johnson County Interfaith Hospitality Network, case management, (homelessness); Hillcrest Ministries of MidAmerica, (homelessness); Evergreen Living Innovations, (elderly); Olathe Taxi, transportation vouchers, (elderly and disabled).

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

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, 53 percent of the County's housing stock was built prior to 1979.

In responding to HUD's Lead Safe Housing Regulation, Johnson County Housing Services has authorized staff of two (2) Kansas-certified Lead Based Paint Risk Assessors overseeing all HOME- and CDBG-funded projects. Two (2) general contractors are Kansas-certified Lead Based Paint Activity Firms and ten (10)

additional contractors with Kansas-certified Lead Based Paint Renovators on their staffs. Additionally, the County contracts with Hernly Environmental, a Kansas-certified Lead Based Paint Activity Firm, to provide third-party Lead Based Paint inspections, risk assessments and clearance services. Targeted Lead Based Paint abatement services are performed by Titan Environmental, a Kansas-certified Lead Abatement Firm.

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 will contract with a certified risk assessor to provide a full risk assessment on all rehabilitation projects (deferred, emergency, and accessibility) over \$5,000, which include a visual inspection, paint testing (samples and XRF), soil samples and dust wipes. A lead hazard risk assessment and lead-based paint inspection report is presented. This information is forwarded to the homeowner and the licensed contractor hired to perform the work.

If the testing reveals lead in or around the home the expense to remediate would be incorporated into the project. Once the hazard reduction work is completed, a clearance examination is performed with subsequent reports.

Both Johnson County Housing Services and the City of Olathe provide “Protect Your Family from Lead in Your Home” brochures to CDBG- and HOME-funded rehabilitation program participants and HCV program applicants. The same brochures are also available to the general public at any of the County’s Multi-Service Centers.

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

Over the past three decades, the poverty rate in Johnson County has remained fairly level with 3.6 % in 1980, 3.6% in 1990, 3.4% in 2000 but jumped to 6.6% for 2010 during the economic downturn. In 2019 the poverty rate for Johnson County was 5.3%, a slight decrease from 2018 in which it was 5.4%. In 2019, an estimated 31,774 Johnson County residents were living below the federal poverty level. Source: United Community Services, Poverty in Johnson County, Kansas, 2019 Poverty Estimates. To address 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. Funds are available to help qualifying individuals or families with rent, utility payments, medical needs, transportation, and other special needs. Assistance may include coordination of services with multiple community service agencies for stabilization assistance. 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; and homebuyer and

housing programs.

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

The Johnson County Housing & Community Development Advisory Committee is made up of eleven citizen members with a County Commissioner serving as non-voting chair. Four of the members are appointed as representatives of persons with disabilities, of minorities, of low-income households and of the homeless. According to a Board Resolution, the purpose of the Housing & 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 Planning, Housing, and Community Development Department. Other county departments or agencies involved in services to low-income households include the Area Agency on Aging, Developmental Supports, Mental Health, Parks & Recreation, and Public Health.

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

The county had cooperation agreements for the CDBG program with the 16 of the 20 cities in the county for 2020. 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 located 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 the city council after public hearings. As demonstrated in the yearly Action Plan, CDBG funds are provided to a number of supportive and social service providers. The county has numerous agencies, as well as faith organizations, which provide a variety of services to diverse low-income populations. CDBG also supports staff to coordinate the Continuum of Care.

County government has funded a full-time Landlord Recruiter position to increase the number of affordable housing units participating in rental assistance programs. This Landlord Recruiter is expected to broadly apply recruitment efforts throughout the jurisdiction rather than specialize in a single population segment. Accordingly, the elderly and persons with disabilities will ideally benefit from a larger number of affordable, accessible and otherwise suitable housing units.

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

The Johnson County BOCC approved and adopted a resolution approving certain amendments to the County's Zoning and Subdivision Regulations to allow Accessory Dwelling Units (ADUs) in the rural and residential zoning districts, to provide ADUs for aging parents, older or grown children, and family

members with disabilities.

The County began to develop a more efficient means for delivery of resources community wide, not just county government resources. The system was built in-house with staff from multiple county departments. The role of “My Resource Connection” is to assist individuals find and locate relevant resources at organizations. Individuals or case managers are able to perform searches for affordable rental housing, food pantries, transportation, health and medicine, counseling, employment, as well as many others, and 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>.

Johnson County Housing Services works closely with municipalities and social service agencies to identify Fair Housing impediments and promote Fair Housing resources within our jurisdiction. During 2019, the county’s comprehensive Analysis of Impediments to Fair Housing was updated and submitted to HUD. A shortage of affordable housing units continues to be one of the largest impediments encountered. Additional eligible CHDO activities are being actively explored to identify additional affordable housing opportunities.

County government has funded a full-time Landlord Recruiter position to increase the number of affordable housing units participating in rental assistance programs. This Landlord Recruiter is expected to broadly apply recruitment efforts throughout the jurisdiction rather than specialize in a single population segment. Accordingly, the elderly and persons with disabilities will ideally benefit from a larger number of affordable, accessible and otherwise suitable housing units.

State of Kansas statutes severely limit local impact on conversion to or construction of affordable housing units. Federal funding to address the shortage of affordable housing units is not expected to increase during the foreseeable future. Affordable housing retention efforts are further complicated by expiration of LIHTC affordability periods.

CR-40 - Monitoring 91.220 and 91.230

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

At the time of application, CDBG grantees are provided documents covering the rules and regulations to be followed when administering a CDBG project. An office file on each activity is maintained with a checklist to assure compliance. Staff maintains contact with grant representatives throughout the life of the grant, including quarterly activity updates. Formal and informal site visits and file reviews are staged to identify potential problem areas and assure compliance. Monitoring checklists are used to cover all areas applicable to the specific activity being monitored. Documentation of monitoring visits and the closeout monitoring are placed in the grant file. All activities receive desk audits each time a reimbursement request is received, and on-site monitoring visits may be conducted following project completion based on a yearly risk assessment analysis. During 2020, due to the COVID-19 pandemic, remote monitoring took place to comply with public health guidelines.

For all construction projects the CDBG program provides subrecipients with a link to the most current copy of the KANSAS Minority-Owned & Women-Owned Business Directory. Subrecipients are also required to document the following actions: Advertised in at least one minority paper in addition to the paper of record; and Mailed a copy of invitation to bid to: Minority Contractors Association of Greater Kansas City. Johnson County utilizes an audit tracking log and updated monitoring procedures to ensure audit reports are reviewed of the subrecipients.

HOME

Johnson County Housing Services assumed administrative responsibilities for the City of Olathe's HOME Program effective January 1, 2020. Two (2) CHDOs (BDC and ODC) are eligible to receive, at a minimum, 15% of the County's HOME Program annual allocation. CHDO transactions are monitored on an annual basis. These comprehensive monitoring reviews are structured to evaluate the following areas: overall documentation and regulatory compliance, examination of written agreements, eligibility determination, timeliness and other associated activities both financial and programmatic.

The main objective of each monitoring review is to examine the propriety of management and administrative activities undertaken with HOME Program funds. The review also includes an assessment of the quality and workmanship of rehabilitation activities performed with HOME Program funds as well as an assessment of community impact.

Minority and business outreach efforts by Johnson County Housing Services include:

- Advertisement in mainstream and minority newspapers, conducting periodic contractor meetings designed to encourage minority participation, periodic updates of new minority- and women-owned businesses from Johnson County Contractor Licensing and the Kansas

Department of Commerce, Kansas City Better Business Bureau, Chamber of Commerce (Greater KC), Minority Contractor Associations and minority Chambers of Commerce within the metropolitan Kansas City area and electronic mailing campaigns to Johnson County licensed contractors.

- Assessment of barriers preventing greater minority- and women-owned businesses participation in HOME and CDBG program projects.
- Discussions with regulatory authorities to identify measures to proactively increase minority- and women-owned businesses participation through training and apprenticeship programs.

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

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

A public notice is scheduled to be published in the KC Star/The Olathe News on February 5, 2021 to inform the broad community of the opportunity to comment on the annual performance report. A notice will be posted on the Johnson County Community Development website along with a link to the full 2020 Draft Consolidated Annual Performance and Evaluation Report (CAPER). Reminders of the scheduled public hearing will be distributed to our community partners with the date and time of the hearing and how to participate remotely. Citizens and community partners will be invited to participate in the hearing or submit comments to the Community Development Division. Comments that are received at a scheduled March 4, 2021 hearing will be included in the final document prior to submission to the U.S. Department of Housing and Urban Development.

Notice will be placed on the Community Development website which allows for 64 languages to be translated. If special accommodations are required (qualified interpreter, hearing assistance, etc.) in order to participate in the hearings, citizens are asked to notify Johnson County no later than 48 hours prior to the meeting. If unable to participate in the meeting, citizens are invited to provide comments by mailing them, phone in comments, fax in comments, or emailed to the Community Development Coordinator.

Comments were received at a March 4, 2021 hearing from the following individuals:

To be completed following March 4, 2021 public hearing.

Johnson County also follows the Johnson County, KS Title VI Plan for Non-Transit Services and Operations plan that addresses public participation by the groups listed. A copy of the plan is located on the Johnson County website

at: <http://jocogov.org/sites/default/files/documents/BOCC/Title%20VI%20Plan.pdf> .

CR-45 - CDBG 91.520(c)

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

The County, through both the CDBG and HOME programs, continue to succeed in providing effective services to low- and moderate-income residents of the County. It has succeeded in building partnerships with other community agencies. It has provided leadership and support to other organizations toward the common goal of developing "viable communities by providing decent housing and a suitable living environment and expanding economic opportunities for principally low- and moderate-income persons." As program administrators, we are confident the programs are being ran efficiently and effectively in partnership with the 16 cities who are members of the urban consortium and other community partners.

Johnson County has consistently met its timely expenditure requirement. The requirement states that the balance of a grantee's line-of-credit cannot exceed 1.5 times the annual grant sixty days prior to the end of its program year. As of November 2, 2020, Johnson County had an adjusted draw ratio of 1.46. Additional projects were completed in the last months of the program year. As of December 31, 2020, the end of the program year, the adjusted draw ratio was 1.31.

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

No

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

Not applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

As required by 2013 HOME Final Rule directives, as specified at 92.504(d), on-site inspections were conducted in accordance with both "Required Inspections," "Inspection Schedule" and "Sample Sizes" parameters.

Due to Johnson County Housing Coalition's dissolution in 2019, no affordable rental housing units assisted under the program remain in place. Accordingly, no on-site inspections were conducted or required.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Ongoing efforts are applied by Johnson County Housing Services to encourage and recruit Minority- and Women-Owned Business (MWOB) contractor participation in the housing rehabilitation programs. Solicitations are made through county contractor licensing programs, outreach activities with minority business owner associations and networking efforts with other area PHAs and municipalities. When feasible, contract scopes are divided to encourage and enable maximum participation of MWOB contractors. The Johnson County Housing Services contractor roster includes four (4) MWOB contractors (16%).

HOME Program affirmative marketing activities are primarily of an electronic, outreach and networking nature. The Johnson County website (<http://www.jocogov.org/dept/planning-and-codes/housing>) promotes the rehabilitation and homebuyer programs throughout the county and is also available by link from websites of municipalities within the county. Outreach and networking efforts are directed toward the County's real estate brokers and mortgage lenders, as well as other community organizations and agencies which encourage homeownership.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME Program Income/Recapture was \$445,428 for 2020. These funds were fully allocated to projects and have been applied to five (5) homeowner rehabilitation projects and acquisition of CHDO six (6) affordable housing units.

Owner characteristics are:

Zero (0)	Very-low income
One (1)	Low income
Four (4)	Moderate income

Due to CHDO acquisition of affordable housing units under existing leases which conveyed with the property, tenant characteristics are unknown at this time.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Steps have been taken to foster and maintain affordable housing by researching the average cost of units by property type and bedroom size. Payment standards are evaluated and adjusted as necessary (at least annually) in accordance with HUD formula and regulatory guidelines. Additionally, utility costs are reviewed for increases (at least annually).

Rent reasonableness studies are conducted to ensure that the Housing Authority does not inflate the rental market when establishing payment standards. Payment standards are set within appropriate Fair Market Rent ranges, as prescribed by HUD. Surveys of rent comparables are conducted to ensure that contract rents for assisted units remain consistent with those of similar unassisted units.

Additional consideration has been given to eligible CHDO activities which may be useful in increasing a sustainable supply of affordable housing units. Such activities include possible senior or workforce housing development projects layering HOME, Low Income Housing Tax Credit, Housing Trust Fund, Federal Home Loan Bank Affordable Housing Program financial resources.