



**NOTICE OF OPEN WORK SESSION
OF THE CITY COUNCIL OF THE CITY OF
NORTH KANSAS CITY, MISSOURI,**

**July 20, 2021
6:00 PM**

The tentative agenda of this meeting includes:

1. Call Meeting to Order

2. Minor Home Repair and Home Modification Programs 

Deb Hermann with Northland Neighborhoods, Inc., and Clay McQuerry with Rebuilding Together Kansas City will present the services they provide to the City of Gladstone and Clay County residents. Staff seeks the City Council's thoughts on establishing a Minor Home Repair and Home Modification Program.

3. Adjournment

This open work session of the City Council of the City of North Kansas City, Missouri, has been duly called pursuant to the provisions of Section 2.04.030 of the Code of the City of North Kansas City, Missouri, by the undersigned Mayor of the City of North Kansas City, Missouri.

DONE this 15th day of July 2021, at 5:00 p.m.



Bryant DeLong, *Mayor*

Representatives of the news media may obtain copies of this notice by contacting:

Crystal Doss, City Clerk, City Hall
2010 Howell Street
North Kansas City, Missouri 64116
Telephone No. (816) 274-6000

Posted on the 16th day of July 2021 at 5:00 p.m.

Minutes of the North Kansas City, Missouri Work Session of July 20, 2021

The City Council met in a Work Session on Tuesday, July 20, 2021, at 6:00 p.m. in the City Council Chambers at City Hall, 2010 Howell Street, North Kansas City, Missouri.

The following were present:

Mayor: Bryant DeLong
Councilmembers: Wesley Graves
Anthony Saper
Jesse Smith
Lisa Tull
Zachary Clevenger
Adam Roberts
Amie Clarke
Ana Pellumbi

Staff Present: Kim Nakahodo, Interim City Administrator
Stephen Roberts, IT Manager
Tom Barzee, City Counselor

Mayor DeLong called the meeting to order at 6:00 p.m.

Interim City Administrator Kim Nakahodo stated that the topic of tonight's Work Session would be the Minor Home Repair and Home Modification Programs. She introduced Deb Hermann with Northland Neighborhoods, Inc., and Clay McQuerry with Rebuilding Together Kansas City who gave a presentation to the Council. Discussion ensued. Council consensus was to place \$10,000 in the budget for home repairs and \$10,000 in the budget for home modifications beginning with Fiscal Year 2021-2022.

NKC Healthy Citizens Initiative

Mayor DeLong declared the meeting adjourned at 6:53 PM.

Adjournment

Council Adjourned



Mayor Bryant DeLong

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Attest:



City Clerk Crystal Doss

Approved this 3rd day of August 2021

MEMORANDUM



TO: Mayor and City Council

FROM: Kim Nakahodo, Interim City Administrator

DATE: July 20, 2021

RE: Minor Home Repair and Home Modification Programs

Background Information

In 2018, the City Council began the process of becoming a [Community for All Ages](#) through Resolution 18-030. This program helps municipalities facilitate conversations on how demographic shifts will impact their community and understand what actions they should take to prepare for the future. During the Silver Level assessment phase in 2019, it was identified that the City had no Home Modification Program to assist homeowners (with certain financial considerations) in modifying their homes to meet mobility and access needs. North Kansas City residents are serviced by Clay County Senior Services and several other non-profit organizations that offer home modification programs, but many of these institutions have limited funding and in certain cases, are required to receive a local match.

In early 2019, North Kansas City became a participant in the First Suburbs Coalition Regional Housing Summit pilot program between the National League of Cities (NLC) and TIP Strategies (TIP). This pilot program analyzed affordable housing concerns in the KC metro through the lens of economic development. The analysis compared more than 20 cities in the Kansas City region to each other and to the broader metropolitan area to identify communities facing similar affordability challenges. Based on the findings, TIP identified national best practices that aligned with the specific challenges observed in the metro.

In November 2019, NLC released the [First Suburbs Coalition Regional Housing Summit Summary Report](#). In the Recommended Strategies and Case Studies section, the report recommends preserving existing housing as an effective affordable housing strategy. TIP recommends:

Increase Funding for Repair or Retrofitting

Maintaining a home or a multifamily property can be expensive, especially for a low- or fixed-income owner. Programs such as those in Independence, Kansas City, Lee’s Summit, and Shawnee, which offer financial assistance to owners who need specific types of repairs or retrofitting for accessibility needs, can help to maintain naturally occurring affordable housing. In the case of multifamily properties, allowing for repairs can push out the date of major renovations, helping to maintain more affordable rent levels.

In the [2019 Strategic Plan](#), the City Council identified Goal #2: Provide a Variety of Quality Housing Options, Styles, and Price Ranges – Strategy #5a: Evaluate and consider home repair programs that might be made available. In 2020, staff began researching home repair and modification programs in the metro, pausing our efforts due to the COVID-19 pandemic. In early 2021, staff resumed researching minor home repair and modification programs in the metro.

Minor Home Repair and Home Modification Programs

Generally speaking, Minor Home Repair and Home Modification programs assist homeowners with the following items (but not limited to):

Minor Home Repair	Home Modification
Exterior Paint	Accessibility Ramps
Roof Repair/Replacement	Grab Bars
Exterior Stairs	Low-Rise Steps
HVAC replacement	Improved Lighting
Window/Glass Repair	Adjusting Countertops
Exterior Door	Non-skid Flooring
Flashing or Gutter Repair	Widen Doorways
Plumbing	ADA Toilets (higher base)
Dangerous Home Conditions	

The primary goal of these programs is to assist homeowners who do not have the financial means to:

- respond to code violations
- modify their homes to accommodate their mobility and access needs.

Larger municipalities in the metro offer one or both of these programs, often funded by federal Community Development Block Grant (CDBG) funding. The CDBG Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and

moderate-income persons. Municipalities over 50,000 automatically received federal CDBG funding. Gladstone is one of the only smaller municipalities to offer these programs and fund them through donations.

Municipality	Home Repair Program?	Home Modification Program?	Program Funding Cap?	Income Guidelines	Funding Source
KCMO	Yes	No		HUD Income Limits	CDBG
Blue Springs	Yes	Yes	\$5,000/yr, \$25,000 lifetime	HUD Income Limits	CDBG
Leavenworth	Yes	Yes	\$5,000/yr for low income, \$3,000/yr for med income	HUD Income Limits	CDBG
Johnson County	Yes	Yes	\$5,000/yr for repair, \$8,000/yr for modification	HUD Income Limits	CDBG
Independence	Yes	No	\$5,000/yr	HUD Income Limits	CDBG
Gladstone	Yes	Yes	\$5,000/yr	HUD Income Limits	Private Donations
Raytown	No	No	N/A	N/A	N/A
WYCO/UG	No	No	N/A	N/A	N/A
Platte City	No	No	N/A	N/A	N/A
Liberty	No	No	N/A	N/A	N/A
Riverside	No	No	N/A	N/A	N/A
Parkville	No	No	N/A	N/A	N/A
Lee's Summit	Transferred program to Habitat for Humanity.				

Deb Hermann with Northland Neighborhoods, Inc., and Clay McQuerry with Rebuilding Together Kansas City will present the services they provide to the City of Gladstone and Clay County residents.

Staff seeks the City Council's thoughts on establishing a Minor Home Repair and Home Modification Program. Should the Council wish to implement a similar program, staff would like direction on the following items:

- Suggested funding levels for the FY 2021-22 Budget
- Program participant income limits (HUD Income Limits?)
- Qualified program participants (Homeowner vs Rental?)
- Program funding source.