

II. DEVELOPMENT STRATEGY

Part II, The Development Strategy, is the State of Kansas policy framework for community development and housing. Five-year priorities, goals, and strategies for community development and housing are outlined. Part II closes with a description of technical assistance.

Community Development Strategy

Non-housing Community Development Strategic Plan

The mission of the Community Development Division is “To partner with Kansas communities to help enhance their livability by providing financial, technical, and business assistance.” This statement was developed to recognize that the State government is a catalyst and financial partner with local government in carrying out local agendas.

The Kansas Department of Commerce administers the federal Community Development Block Grant (CDBG) program authorized by the federal Housing and Community Development Act of 1974, as amended. It is through this program the following priority needs are addressed.

The primary beneficiaries of the Kansas Community Development Block Grant program are low- and moderate-income persons. Moderate-income persons are defined as those earning less than 80 percent of the area median family income; low-income are those earning less than 50 percent of the area median family income. These are as defined by the U. S. Department of Housing and Urban Development (HUD) Section 8 Assisted Housing Program (Section 102(c)). Other national objectives addressed by the CDBG program are eliminating or preventing slums and blight, and alleviating conditions that pose a serious and immediate threat to the health and safety of the community where local funds are not available to do so.

As indicated by the citizen participation in the program and the amount of requests for the CDBG funds, the following priority needs summary table has been established:

Priority Community Development Needs	Priority Need Level
Water and Sewer Improvements	High
Housing Rehabilitation	High
Economic Development	High
Community Centers	Moderate
Health Services	High
Fire Fighting	Moderate
Streets and Bridges	High
Demolition	Moderate
Other Community Development Needs (10)	Moderate

The State plans to address the highest priority needs in the five-year period covered by this Consolidated Plan. If funds are available, activities to address the moderate needs may be funded during this five-year period.

The following indicates the amounts of requested funds for each of the above categories in the past three years:

	2001	2002	2003	Total
Water	\$ 10,495,815	\$ 7,352,630	\$ 9,618,838	\$ 27,467,283
Sewer	\$ 7,543,959	\$ 5,960,289	\$ 7,169,235	\$ 20,673,493
Housing	\$ 7,368,346	\$ 3,599,597	\$ 4,031,829	\$ 14,999,772
Economic Development	\$ 3,812,500	\$ 6,170,455	\$ 2,425,000	\$ 12,432,955
Community Centers	\$ 1,539,515	\$ 1,533,600	\$ 2,595,893	\$ 5,669,008
Health Services	\$ 1,028,195	\$ 1,542,561	\$ 3,707,746	\$ 6,278,502
Fire Fighting	\$ 2,689,385	\$ 988,333	\$ 1,540,368	\$ 5,218,086
Streets/Bridges	\$ 1,322,383	\$ 2,753,163	\$ 2,300,728	\$ 6,376,274
Demolition	\$ 949,910	\$ 580,794	\$ 129,681	\$ 1,660,385
Other*	\$ 8,881,311	\$ 5,886,203	\$10,537,387	\$ 25,304,901

*Categories included in “Other” include Americans with Disabilities Act, Day Care, Downtown Revitalization, Drainage, Self-help STEP program, Public Vehicles, Public Service Buildings, Parks, Senior Centers, Sheltered Workshops, Youth Shelters, and Urgent Need projects.

National Objectives Requirements

The State of Kansas will distribute the CDBG funds received according to the following categories:

1. Low- and Moderate-Income Benefit

The projected use of funds has been developed so as to give maximum feasible priority to activities which will benefit low- and moderate-income persons and must not benefit moderate-income persons to the exclusion of low-income persons. The information necessary to make income determinations is included in the grant application packages.

Assessing Benefit to Low- and Moderate-Income (LMI) Persons

Economic Development: The activity must 1) be carried out in a low- and moderate-income neighborhood, or 2) involve facilities designed for use predominately by low- and moderate-income persons, or 3) employ persons, a majority of whom are low- and moderate-income at the time of hiring.

Community Improvement Activities: These activities must demonstrate that at least 51 percent of the individuals receiving benefit from the project meet low- and moderate-income standards.

Housing: Housing activities must have a 100 percent LMI benefit, whether in a targeted area or citywide.

2. Aiding in the Prevention or Elimination of Slums or Blight

This National Objective may be met in one of the following ways:

Performing Activities in a Slum or Blighted Area

The location of an eligible activity must meet the definition of a slum area or blighted area under Kansas Statutes Annotated, Section 17-4760, and the applicant must document that, at the time of application, there exists a majority (51 percent) of deteriorated and dilapidated buildings and facilities throughout the area to meet the criteria. In addition, at least 25 percent of the buildings must qualify as slum or blighted. The specific documentation required to demonstrate this circumstance is outlined in grant application packages.

Performing Activities Outside a Slum or Blighted Area

The applicant's project may include acquisition, demolition, rehabilitation, and historic preservation activities designed to eliminate specific conditions of blight or physical decay on a spot basis, not located in a slum or blighted area. The specific requirements to meet this standard are outlined in grant application packages.

3. Activities Designed to Meet Urgent Health, Welfare, or Compliance Needs

Eligible activities are those that the applicant certifies are designed to meet community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community. The applicant must also certify that no local financial resources are available to meet such needs. Specific documentation requirements are outlined in grant application packages.

In addition to the CDBG program, the Community Development Division has other programs within the Community Assistance Services section that also aid in the carrying out of the mission of the Division.

The Community Service Program is authorized by the State legislature to award \$5 million in tax credits per year for eligible projects under crime prevention, health care services, and community services.

The PRIDE program is a technical assistance and training program that works with the local leaders to focus on comprehensive self-improvement. Through a structured program, communities are assisted in preparing for and managing change in their efforts to remain viable and maintain a desired quality of life.

The Division also offers professional planning and financial assistance through two programs: the Community Capacity Building Grant program and the Flood Mitigation Assistance program. The Community Capacity Building planning grants encourage growth management planning as well as collaborative community development planning in the metropolitan and non-metropolitan

areas of the State. The purpose of the Flood Mitigation Assistance program is to reduce the long-term risk of flood damage through planning and project grants.

The Kansas Main Street program is a self-help technical assistance program based on the National Main Street's program of historic preservation and sound economic development strategies. Participation in the Kansas Main Street program allows a community to apply for Incentive Without Walls (IWW) funds. The intent of the IWW program is to create, or stimulate, private investment in the downtown areas in the designated Main Street cities.

Geographic Priorities

As discussed below in the outline of Underserved Needs, Kansas is served by an incomplete system of service providers across the State. However, the majority of the service providers are located in the areas where need has been shown to be the greatest according to the Census Data available and other economic indicators.

The rating system for the highest priority needs listed above includes points for those applications demonstrating the highest percentage of low- moderate-income persons. It is through this means that the geographic priorities are established for the CDBG program funds that will be awarded where the greatest need exists.

Obstacles to Meeting Underserved Needs

The greatest obstacle to meeting the underserved needs in the State of Kansas, aside from lack of funding, is the lack of professional organizations and private providers of grant-writing and administrative capabilities in the areas needed. The majority of the 637 communities eligible for applying for funding in the CDBG program are under 1,000 in population and lack the local capacity not only to administer the programs but also to seek out the available services and funds with which to address their problems. Western Kansas is the area most underserved, and yet they submit the least number of applications for the services of the Department and/or Division. Technical assistance and monitoring in the western part of the State is carried out by one field area representative of the Division. Of the 104 eligible counties in the State of Kansas, this one employee is responsible for 57 of these counties. Population in the majority of these counties totals less than 5,000 persons each and the distance and time required to travel makes it a difficult situation. In addition, the regional diversity and range of problems encountered throughout the State make it difficult to develop a comprehensive understanding of statewide need.

Community Development Issues and Strategies

Goal #1: To better Kansas communities by supporting community and economic development through financial support.

- A) Specific Accomplishment – number of new community and economic development contracts awarded annually.

Specific Output:

<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
75	85	90	95	100	110

- B) Specific Accomplishment – increase in project beneficiaries in accordance with new awards.

Specific Output:

<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
100,000	110,000	115,000	120,000	125,000	135,000

- C) Specific Accomplishment – number of jobs created and retained through economic development contracts awarded.

Specific Output:

<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
100	125	150	175	200	250

Goal #2: To better Kansas communities by providing training and technical assistance for available resources.

- A) Specific Accomplishment – number of on-site technical assistance visits conducted annually.

Specific Output:

<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
75	85	95	105	115	125

- B) Specific Accomplishment – number of programmatic monitoring visits conducted annually.

Specific Output:

<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
75	85	95	100	110	125

- C) Specific Accomplishment – number of training events conducted throughout the State for purpose of bringing the knowledge of resources of the programs to the majority of Kansas citizens.

Specific Output:

<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
25	30	40	45	50	55