BLUE SPRINGS
MISSOURI

# CDBG ADVISORY COMMITTEE MEETING

Thursday, January 8, 2026 4:00 PM
Council Chambers
City Hall
903 W Main St
Blue Springs, Missouri

**MEMBERS:**

Ken Horrell

Jaime Russell

Susan Stokenbury

Lyle Shaver

Jerry Kaylor, Council District #1

Katie Tholen, Council District #2

Nick Brummel, Council District #3

## Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval of Minutes
    a. June 4, 2025
4. Public Hearing—2024-2025 CAPER
    a. Affidavit of Publication in the Examiner on December 20, 2025
    b. Open minimum 15 day public comment period ending on Friday, January 23, 2026

c. Review and discuss draft CAPER (Consolidated Annual Performance & Evaluation Report) for submission to HUD on or before January 30, 2026

5. Other Business
6. Adjournment

This agenda was posted at City Hall and on the City's website on Monday, January 5, 2026 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

# City of Blue Springs
# 903 Main
# Blue Springs, Missouri 64015

## CDBG ADVISORY COMMITTEE
## MINUTES
## Thursday, June 5, 2025

A regular meeting of the CDBG Advisory Committee of the City of Blue Springs was held at City Hall in the East Conference Room located at 903 W Main Street on Thursday, June 5, 2025 with the following members, guests and staff in attendance:

| | | |
|---|---|---|
| **VOTING MEMBERS PRESENT** | Susan Stokenbury, Planning Commission<br>Ken Horrell, Chairman<br>Jaime Russell, Vice-Chair | Katie Tholen, Councilman<br>Nick Brummel, Councilman |
| **STAFF** | Mike Mallon, Senior Director of City Development<br>Christine Cates, City Administrator<br>Dennis Dovel, Assistant City Administrator<br>Shantele Frie, Associate Planner<br>Logan Day, Associate Planner<br>Traci Breshears, Recording Secretary<br>Galen Ericson, Councilman | |
| **MEMBERS ABSENT** | Jerry Kaylor, Councilman<br>Lyle Shaver | |

**CALL TO ORDER**

Chairman Ken Horrell called the meeting to order at 4:00 p.m.

Chairman Horrell requested action on the May 21, 2025, meeting minutes. Councilmember Katie Tholen made a motion to approve the minutes, a second from Vice-Chair Jaime Russell, and a unanimous vote, the Minutes for May 21, 2025, were approved as submitted.

**AGENDA ITEM 2 PUBLIC HEARING 2025-2026 ANNUAL ACTION PLAN/PROJECTS & ACTIVITIES**

Chairman Horrell opened the public hearing for the 2025-2026 Annual Action Plan at 4:03 p.m.

Mike Mallon, Senior Director of City Development, discussed the Annual Action Plan, going over requirements and eligibility of infrastructure projects and public service groups. Mr. Mallon discussed the staff recommendation for the distribution of the Action Plan's $265,704 allocated by HUD. After discussing the funds left from the previous year, staff stated that $36,000 was able to be added to this year's allocated plans, bringing this year's total to $302,119.55. Mr. Mallon discussed the staff proposal based on last years funding and expenditures. The public service portion of the plan is only allowed to use 15% (39,856) of the funds, which does

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not allow for all requested funds to be filled. Mr. Mallon stated that after discussing the request funds with HUD, it is believed that only some of the funds requested from Company of Champions were eligible. With fully funding CSL and Hope House, as has been the case in the past, that leaves $1,100 for Company of Champions.

Chairman Horrell asked about the resubmittal of the Company of Champions proposal to show direct benefits to citizens. Mrs. Frie stated that she did, and that a portion of their requested funds would benefit the citizens (provision of food, homes, or medical needs). Mr. Mallon stated that HUD's requirements for funding are that the funds directly benefit the citizens. Chairman Horrell asked what the total of the requested funds would benefit the citizens, to which Mr. Mallon stated that $2,500 of their request fits the requirements of HUD. Chairman Horrell asked if we could add money to the funds to cover the request. Mr. Mallon stated the money would have to be taken from either CSL or Hope House.

Mr. Mallon discussed the Sidewalk Projects and Downtown Central Park Project. Staff suggests a minor amendment to the Sidewalk Grant in order to finish the project.

Diane Mack, Company of Champions, asked what didn't meet the objectives in her submittal. Mr. Mallon answered that the money is meant to be a direct benefit to the citizens and that "obtaining services" for citizens is not a direct benefit. Ms. Mack stated that she re-submitted a corrected submittal plan. Ms. Mack stated that she believes CDBG should "share the love" and not only give money to CSL and Hope House. Mr. Mallon stated that the revised request was for the same amounts as the original submission, and that the $21,000 to obtain disability services, which is not covered in HUD's objectives.

Dennis Doval, Assistant City Administrator, presented the Downtown Central Park Project, for which staff recommended funding at approximately $204,000. Chairman Horrell asked about the Community Garden and what the city intends to do with it. Mr. Doval stated that rentals at the garden have gone down and the intention is to phase it out. Vice-Chair Russell asked about the possibility of moving the garden to somewhere downtown. Mr. Doval said the city will not promise anything about the possibility of moving the garden.

**MOTION** Commissioner Stokenbury motioned to bump Company of Champions funding up to $2,500, taking some funds from either Hope House or CSL.

**SECOND** Chairman Horrell seconded

Vice-Chair Russell asked CSL and Hope House what kind of impact that would make on their ability to serve the City's population. Amanda Doss of CSL stated that they would make it work. Brandi Bair of Hope house stated the same.

**MOTION** Commissioner Stokenbury amended the motion to $2,000, taking equally from both CSL and Hope House.

**SECOND** Councilmember Tholen seconded the motion.

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| | |
|---|---|
| **MOTION** | Vice-Chair Russell motioned to take $500 each from CSL and Hope House to fund Company of Champions up to $2,100. |
| **SECOND** | Commissioner Stokenbury seconded the motion. |
| **MOTION** | Councilmember Tholen motioned to approve the amended Action Plan. |
| **SECOND** | Councilman Brummel seconded the motion. |
| | Chairman Horrell closed the Public Hearing at 5:25pm. |
| **RULES OF PROCEDURE** | Mr. Mallon went over the Rules of Procedure with the Committee. |
| **MEETING ADJOURN** | With no further discussion, a motion was made by Councilmember Tholen to adjourn at 5:30 p.m. Seconded by Commissioner Stokenbury. |

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Respectfully Submitted by,
Traci Breshears, Recording Secretary

_____ _____
Ken Horrell, Chairman Date




**CITY OF BLUE SPRINGS, MISSOURI**

**COMMUNITY DEVELOPMENT BLOCK GRANT**

**FUNDING FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

# CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

**FISCAL YEAR 2024-2025**

## CR-05 - Goals and Outcomes

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

During the 2024-2025 program year (October 1, 2024-September 30, 2025), the City of Blue Springs expended $465,513.26 in Community Development Block Grant (CDBG) funds from a total budget of $558,484.84.

The largest expenditure from the standard CDBG allocation was $400,000.00 for the Rotary Park Bathroom Replacement Project, originally allocated from the 2023-2024 CDBG funding cycle. An additional $234,500.00 from remaining 2022 Park Improvements funds (non-current year CDBG funds carried forward) was used to fully complete the Rotary Park Restroom Replacement.

The second largest expenditure was $166,736.90 for Sidewalk Improvements, benefiting an estimated 540 residents living within the affected census block group.

The third largest expenditure was $50,000.00 for the Minor Home Repair Program, which provided rehabilitation assistance to 10 low- to moderate-income homeowners. Eligible repairs included exterior improvements, weatherization enhancements, and exterior ADA modifications to help residents safely remain in their homes.

The City also funded three public service activities:

1. $1,487.25 for the Fieldhouse Recreation Scholarship Program, which provided reduced-rate passes for low-to moderate-income residents of City of Blue Springs
2. $13,471.00 for Hope House to deliver counseling services for victims of domestic violence; and
3. $25,721.00 to Community Services League (CSL) for housing and utility subsistence payments to low- to moderate-income households.

Additional expenditure included $930.70 for program administration and planning.

Two activities—the Commercial Façade Grant and the Downtown Lighting Improvement Project—did not expend funds and were cancelled, with their allocations reprogrammed to other eligible projects.

### 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)**

The city reviewed all outcome measures submitted with the Consolidated Plan. Minor variances between multi-year Strategic Plan targets and annual Program Year outcomes are explained below were applicable. All projects and activities undertaken during the program year aligned with approved goals and objectives.

| 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 and Planning | Administration and Planning | CDBG: $52258 | Other | Other | 0 | 0 | 1.78% | 1 | 0 | 1.78% |
| Adult Education | Non-Homeless Special Needs | | Other | Other | 1 | 0 | 0.00% | | | |
| Affordable Housing Information | Affordable Housing | | Other | Other | 1 | 0 | 0.00% | | | |
| Education / Job Training | | | Jobs created/retained | Jobs | 1 | 0 | 0.00% | | | |
| Expand CDFIs and Tax Credits | Affordable Housing | | Other | Other | 1 | 0 | 0.00% | | | |
| Fair Housing Education | | | Other | Other | 1 | 0 | 0.00% | | | |
| Housing Locator Service - Vouchers | Public Housing | | Other | Other | 1 | 0 | 0.00% | | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Lot Size Zoning Code | Non-Housing Community Development | | Other | Other | 1 | 0 | 0.00% | | | |
| Minor Home Repair Program | Affordable Housing | CDBG: $50000 | Homeowner Housing Rehabilitated | Household Housing Unit | 60 | 3 | 100.00% | 10 | 10 | 100.00% |
| Model Zoning Codes | Non-Housing Community Development | | Other | Other | 1 | 0 | 0.00% | | | |
| Provide Assistance for First Time Home Buyers | Affordable Housing Maintain Existing Housing/Facilities | | Homeowner Housing Rehabilitated | Household Housing Unit | 60 | 0 | 0.00% | | | |
| Provide Assistance for First Time Home Buyers | Affordable Housing Maintain Existing Housing/Facilities | | Direct Financial Assistance to Homebuyers | Households Assisted | 60 | 0 | 0.00% | | | |
| Regional Transit Plan | Non-Housing Community Development | | Other | Other | 1 | 0 | 0.00% | | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Reinvest in Downtown and Existing Neighborhoods | Non-Housing Community Development | CDBG: $234,500.00 | Reinvest in Existing Neighborhoods by supporting Park Improvements by replacing a deteriorating restroom and site restoration at Rotary Park | Persons Assisted | 0 | 3,470 | 100.00% | 1 | 0 | 100.00% |
| Reinvest in Downtown and Existing Neighborhoods | Non-Housing Community Development | CDBG: $166,736.90 | Sidewalk Infrastructure Improvement for Low/Moderate Income Housing Benefit | Households Assisted | 0 | 0 | 100.00% | 540 | 0 | 100.00% |
| Reinvest in Downtown and Existing Neighborhoods | Non-Housing Community Development | CDBG: $25,000 | Facade treatment/business building rehabilitation (Cancelled and Reallocated to Sidewalk Improvement Project) | Business | 0 | 0 | 0.00% | 2 | 0 | 0.00% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Support for Public Services (Community Services League Support) | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: $25,721 | Public service activities assist in covering short-term rent and utility assistance to prevent homelessness and assisting households in locating long-term housing | Persons Assisted | 0 | 75 | 100.00% | 0 | 75 | 100.00% |
| Support for Public Services | Public service organization that provides services to victims of domestic violence | CDBG: $13,471 | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 0 | 0 | 100.00% | 144 | 0 | 100.00% |
| Universal Design for Public Subsidy Units | | | Other | Other | 1 | 0 | 0.00% | | | |
| Universal Design Standards | Non-Homeless Special Needs | | Other | Other | 1 | 0 | 0.00% | | | |

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

The Strategic Plan target of 60 units reflects a multi-year goal established in the 2022-2026 Consolidated Plan. The Program Year target of 10 units was fully achieved during the 2024-2025 program year. Construction of the Sidewalk Improvement Project was completed during the program year. Beneficiary data were not finalized at the time of the CAPER submission and will be reported in the subsequent CAPER following project closeout and verification.

**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 City of Blue Springs remains committed to its core priorities, including the preservation of affordable housing, the enhancement of public services, and the continued revitalization of Downtown and the surrounding neighborhoods. One key initiative supporting these goals is the Minor Home Repair Program, which plays a vital role in maintaining the community's affordable housing stock and enabling aging residents to safely remain in their homes.

In addition, the city invested in the renovation of the Rotary Park restroom facility, which is located within a designated low- to moderate-income (LMI) area. This improvement project is intended to provide a direct benefit to LMI residents by delivering a durable, accessible, and high-quality public amenity that enhances community use and overall quality of life. The project was further supported by the allocation of pre-program funds from the City's 2022 CDBG program year, which were carried forward and applied with the new funding of this year program to ensure the project's successful completion.

In alignment with its broader redevelopment strategy, the city is prioritizing the revitalization of Downtown, a designated slum and blight area, to support community reinvestment and long-term neighborhood stability. As part of its ongoing public service efforts, the city also administers the Fieldhouse Recreation Scholarship Program, which provides reduced memberships to the Fieldhouse recreation center for low- and moderate-income residents, ensuring access to quality recreational opportunities for all members of the community.

Beyond the Fieldhouse Scholarship Program, the city supported two additional essential public services during the program year. Hope House provides counseling and support services for individuals affected by domestic violence, while the Community Services League offers subsistence assistance for housing and utility costs to low- and moderate-income households. The city also invested in a sidewalk improvement program designed to enhance safe routes to school for children in low- and moderate-income neighborhoods.

Program Administration funds are critical to the effective operation of these programs and services. These funds support required administrative activities such as publishing public notices, recording and releasing liens, conducting planning and environmental reviews, and updating the City's plans for future projects and initiatives.

## 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 |
|---|---|
| White | 230 |
| Black or African American | 69 |
| Asian | 2 |
| American Indian or American Native | 6 |
| Native Hawaiian or Other Pacific Islander | 3 |
| **Total** | 310 |
| Hispanic | 4 |
| Not Hispanic | 306 |

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

**Narrative**

With the 2024-2025 CDBG allocation, a total of 310 households received assistance through the Minor Home Repair Program, Fieldhouse Recreation Scholarships, Hope House, and the Community Services League. Of the households served, approximately 74.19% identified as White, 22.25% as Black or African American, less than 1% as Asian, less than 1% as Native Hawaiian or Pacific Islander, and 1.3% reported Hispanic heritage. These racial and ethnic demographics reflect only those households' receiving assistance through the City's standard CDBG allocation. Racial and ethnic data were collected through self-reporting by participants at the time of application or service delivery, consistent with HUD reporting requirements.

**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 | $558,484.84 | $465,513.26 |

**Table 3 - Resources Made Available**

**Narrative**

The city had a total of $558,484.84 allocated in the 2024-2025 Annual Action Plan. This amount consisted of the current-year allocation of $261,291.00, an additional $297,193.84 in reprogrammed pre-2020 funds, and $20,000.00 in returned grant funds made available for reuse. Of the total allocation, the city expended $465,513.26, representing approximately 83% of available resources. These expenditures reflect the City's continued commitment to effectively administering CDBG funds, maximizing the use of available resources, and supporting programs and projects that directly benefit low- and moderate-income residents.

The City continues to make every effort to expend CDBG funds without delay; however, the 2024-2025 program year experienced several challenges. Staff transitions within the team responsible for administering the program required a period of adjustment, and the city prioritized addressing unspent grant-funded activities carried over from multiple fiscal years. This focus temporarily delayed progress on other planned initiatives, including the Sidewalk Improvement Program and the Rotary Park Restroom and Site Restoration project. In addition, the Minor Home Repair Program was affected by rising inflation, increased labor costs, and higher material prices, which limited the overall number of repairs that could be completed. Despite these obstacles, the city remains firmly committed to maximizing the use of available CDBG resources each year and ensuring that funded activities continue to provide meaningful, tangible benefits to low- and moderate-income residents.

**Identify the geographic distribution and location of investments**

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|---|---|---|---|
| Downtown Blue Springs | 9 | 0 | The commercial Façade funding was canceled due to the lack of applicants, and the funds originally allocated to this activity were reprogramed to support the Sidewalk Improvement Program. The Downtown Lighting Project did not meet the eligibility requirements under standard CDBG regulations. As a result, the associated funds were reprogrammed for the Park Improvement Project. |
| Low-Mod | 41 | 86 | |

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The City allocated approximately 86% of its 2024-2025 CDBG funds to activities benefiting low- to moderate-income (LMI) census block groups. This included

funding for a sidewalk improvement project within an identified LMI area, the Rotary Park Restroom and Site Restoration project, and the Minor Home Repair Program, which serves households that meet LMI eligibility requirements. In addition, public service funding for Hope House and the Community Services League was directed to programs serving LMI individuals and families.

**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.**

Most activities supported through the City's CDBG program leverage additional funding from complementary sources. For example, the Fieldhouse Recreation Scholarships Program provides reduced-rate memberships, with participating residents contributing an income-based portion of the fee. Likewise, Hope House and the Community Services League supplement their CDBG allocations with funding from various private and local partners, as well as substantial volunteer support.

The City utilizes leveraged funds to support staffing and the administration of the CDBG program and its associated activities, except for special planning studies or projects that require the use of external consultants. During the program year, the only activities that did not include leverage funds were the Minor Home Repair Program and the Rotary Park Improvement Project. Notably, several Minor Home Repair Program participants contributed private funds to complete improvements that exceeded the grant.

## 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 people served.**

| | One-Year Goal | Actual |
|---|---|---|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 10 | 0 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| **Total** | **10** | **0** |

**Table 5 – Number of Households**

| | One-Year Goal | Actual |
|---|---|---|
| Number of households supported through Rental Assistance | 25 | 3 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 10 | 10 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| **Total** | **35** | 13 |

**Table 6 – Number of Households Supported**

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

During the 2024-2025 CDBG program year, The City did not undertake activities resulting in the creation of new affordable housing units, however the City did provide housing rehabilitation, stabilization, and subsistence assistance that supports affordable

housing objectives. However, the city did provide rental assistance to 13 households, achieving approximately 37% of the established program goal. While this level of assistance reflects the City's continued commitment to supporting residents in need, both the rental assistance program and the Minor Home Repair/Rehabilitation program did not fully meet their projected targets for the program year.

Several factors may have contributed to these outcomes, including limited program demand, eligibility constraints, and broader market conditions affecting participation. The City will continue to evaluate these programs and explore opportunities to improve outreach, program design, and implementation strategies in future program years to better align with identified community needs and establish performance goals.

Rental assistance was administered by the Community Services League in the form of subsistence payments, which included utility assistance. During the program year 2024-2025 CDBG, the majority of the 35 households assisted through the subsistence payments received support for utility expenses rather than direct rental assistance. In total, 72 households received subsistence payments exclusively for utility assistance.

These services played a critical role in helping households maintain housing stability by addressing immediate and essential needs, particularly in cases where utility costs posed a significant financial burden. By prioritizing utility assistance, the program helped prevent service disruptions and reduced the risk of housing instability for low- and moderate-income residence, reinforcing the City's commitment to supporting vulnerable households through targeted and responsive public service programs.

**Discuss how these outcomes will impact future annual action plans.**

The city is confident that the Minor Home Repair Program will continue to be a successful and valuable initiative. The program has demonstrated its effectiveness in maintaining affordable housing and providing meaningful assistance to residents in need. By addressing critical home repair needs, the program enables homeowners to safely remain in their homes while also contributing to the preservation and long-term quality of the City's housing stock.

In addition to the Minor Home Repair Program, the use of CDBG funds for subsistence payments through public services was especially impactful during the 2024-2025 program year. These funds were instrumental in supporting low- and moderate-income households by providing critical rental and utility assistance, helping residents maintain housing stability and meet essential living needs during the program year.

**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 |
|---|---|
| Extremely Low-income | 74 |
| Low-income | 130 |
| Moderate-income | 115 |

| | |
|---|---|
| **Total** | **319** |

**Table 7 – Number of Households Served**

### Narrative Information

During the program year, the City funded three programs with income eligibility requirements based on household size: the Minor Home Repair Program, Fieldhouse Recreation Scholarships, and subsistence payments administered by Community Services League (CSL). Hope House qualified under a presumed low- to moderate-income benefit due to the nature of its clientele, which serves victims of domestic violence.

Of the 319 households served across all programs, 74 were classified as extremely low-income and received subsistence payments through CSL. Five individuals were classified as low-income and received Fieldhouse Recreation Scholarships. An additional 125 low-income individuals received assistance through CSL subsistence payments, the Minor Home Repair Program, and Hope House. The remaining individuals served were classified as moderate-income and received assistance through Hope House.

Overall, households receiving assistance for owner-occupied housing were more likely to have higher income levels compared to those receiving subsistence payments and/or recreation scholarships, reflecting the differing income profiles and needs addressed by each program. Public service activities report outcomes based on either households or individuals served, depending on the nature of the activity and HUD reporting requirements.

## 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

The city coordinates with multiple partner organizations to address homelessness, including the Greater Kansas City Coalition to End Homelessness (GKCCEH), Community Services League (CSL), and the Blue Springs School District (BSSD). CSL serves as a centrally located resource in Blue Springs and provides referrals and assistance to homeless individuals and families. When the City becomes aware of a homeless individual or receives an inquiry for assistance, the individual is referred to CSL for available services. In addition, the City's Police Department continues to collaborate with CSL to distribute emergency supply kits to homeless individuals, including blankets, non-perishable food items, and personal hygiene supplies.

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

The city does not have emergency shelters or transitional housing facilities within the community. As a result, the city coordinates with Community Services League (CSL) to identify available shelter and transitional housing options for homeless individuals. The City's Police Department also assists in connecting homeless persons with appropriate shelter resources.

**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.**

The city partners with Community Services League (CSL) to connect individuals and families with rental and utility assistance programs that serve low-income households at risk of eviction or discharge from systems of care. During the 2024-2025 CDBG program year, CSL received funding to provide subsistence payments for rental assistance. This assistance enabled 13 households to avoid eviction and reducing the risk of homelessness, providing critical housing stability during the reporting period.

Community Services League (CSL) works closely with families with children to support school attendance and assist parents in securing employment opportunities near their residences. In addition to funding subsistence payments through CSL, the City uses CDBG funds to support low-income households through the Minor Home Repair Program, which enables residents to remain in their homes and address necessary repairs. Collectively, the Minor Home Repair Program and Community Services League rental assistance efforts reduce financial burden and promote safe, stable, and affordable housing for residents and their families.

**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.**

The city collaborates with Community Services League (CSL) and the Greater Kansas City Coalition to End Homelessness (GKCCEH) to identify emergency shelter and transitional housing options for individuals experiencing homelessness. Community Services League, in coordination with local public housing authorities (PHAs), assists households transitioning from homelessness into permanent, affordable housing. In addition, Community Services League supports households in securing permanent housing, stable employment, and sustainable living arrangements, which helps reduce the likelihood of recurrent homelessness.

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

### Actions taken to address the needs of public housing.

The City of Blue Springs does not have a Public Housing Authority (PHA) within its municipal boundaries. As a result, Blue Springs residents are served by PHAs operating within Jackson County, including Independence, Kansas City (KCMO), and Lee's Summit. The city worked closely with these PHAs during the preparation of the 2022-2026 Consolidated Plan submitted to HUD in August 2022 and continues to coordinate with them during the development of Annual Action Plans. Currently, the PHAs serving Jackson County maintain waiting lists and have limited housing inventory available.

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

At this time, no specific initiatives have been implemented to actively encourage public housing residents to participate in housing management or pursue homeownership opportunities. However, the City acknowledges the importance of resident engagement and empowerment and recognizes the value of supporting increased involvement in community participation and long-term housing stability.

### Actions taken to provide assistance to troubled PHAs.

None of the Public Housing Authorities (PHAs) serving the City of Blue Springs are designated as troubled.

## 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).**

The City of Blue Springs adopted its Comprehensive Plan in 2014 and its Unified Development Code (UDC) in 2015, both of which promote a diverse mix of building types, development patterns, and mixed-use housing opportunities. Through the 2016 Assessment of Fair Housing, the City established a goal to encourage multi-family development to provide ADA-accessible units with more than minimum requirements to better meet the housing needs of individuals with disabilities. The city also identified the promotion of small-lot development as a strategy to expand the supply of affordable housing options.

A 2019 Community Housing Assessment Team (CHAT) study found that, while the majority of housing units are affordable to households earning between $25,000 and $75,000 annually, there is a significant shortage of affordable housing options for households earning $25,000. The study identified contributing factors including a limited housing supply, escalating construction costs, and the conversion of affordable single-family homes into rental properties, which has reduced opportunities for homeownership.

The City's Comprehensive Plan, Unified Development Code (UDC), and CHAT study collectively promote the development of mixed-income, mixed-use neighborhoods.

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

The City Coordinates with multiple public and nonprofit agencies to address barriers to meeting underserved community needs, including those engaged during the development of the Annual Action Plan and Consolidated Plan. Key local partners include Community Services League (CSL), Hope House, and the Blue Springs School District, all of which maintain a strong service presence within the community. The City also collaborates with regional partners such as the Public Housing Authorities serving Jackson County (Independence, Kansas City, and Lee's Summit), Habitat for Humanity,

Hillcrest Transitional Housing, The Whole Person, and the Greater Kansas City Coalition to End Homelessness.

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

Applicants to the Minor Home Repair Program whose homes were constructed prior to 1978 are required to either provide documentation of prior lead-based paint testing or undergo lead-based paint testing as part of the repair process for any painted surfaces. Any identified lead-based paint hazards must be properly abated in accordance with applicable regulations. Information regarding lead-based paint hazards and requirements is included in all program application materials.

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

The city collaborates with public service agencies and community-based organizations to support households at or near the poverty level. Community Services League (CSL) provides housing stabilization and employment assistance to promote long-term self-sufficiency for vulnerable families. The city further supports poverty-reduction efforts by encouraging the development of mixed-income housing and the expansion of local economic opportunities, which strengthen pathways to upward mobility and reduce the likelihood of households returning to poverty. In addition, recent economic development initiatives have generated several hundred new job opportunities within the community, contributing to improved economic stability for Blue Springs residents.

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

The City continues to refine and strengthen its administrative processes and procedures to ensure regulatory compliance and the timely expenditure of program funds. Staff has developed a new set of administrative guidelines that provide step-by-step procedural documentation for each activity and program. These guidelines also establish formal communication protocols with subrecipients and contractors to ensure all consistent coordination, accurate documentation, and adherence to all compliance requirements.

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

The city will continue to collaborate with the public service agencies and community organizations to deliver housing, employment, and related support services to low-and moderate-income households in need.

**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 city collaborated with peer jurisdictions in the metropolitan area, including Independence, Kansas City, Missouri, Kansas City Kansas, and Leavenworth, to complete the 2022-2026 Assessment of Fair Housing (AFH). The AFH incorporated both local and regional goals and objectives, which were reflected in the 2024-2025 Annual Action Plan. Progress toward these goals is documented and reported in this CAPER. The participating communities, in coordination with the Mid-America Regional Council, continue to meet periodically to review implementation progress, share status updates, and coordinate joint programs and initiatives.

## 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**

The city maintains both paper and electronic records for all CDBG activities and programs. These activities are identified in the Annual Action Plan and are reviewed annually to ensure compliance with all applicable regulations and procedures. Staff has developed a new set of administrative guidelines that provide step-by-step process documentation for each activity and program to support consistent implementation and regulatory compliance.

The annual internal review is typically conducted in the spring and includes an evaluation of the status and effectiveness of activities included in each Annual Action Plan. When appropriate, items are elevated to the CDBG Advisory Committee for discussion regarding program performance, potential modifications, or updates to activities proposed for future program years.

The city actively encourages participation from women-owned, minority-owned, and Section 3 businesses in all contracted work and reports this information annually, as required. In addition, the City conducts routine Integrated Disbursement and Information System (IDIS) expenditure tracking throughout the program year to ensure timely drawdowns and ongoing regulatory compliance.

**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**.

The city requires public notice to be posted at least 15 days prior to the CAPER public hearing, followed by an additional 15-day public comment period after the hearing. This process exceeds the minimum federal requirement and is intended to provide residents with sufficient time and opportunity to review the report and submit comments on program performance.

**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.**

There were no changes to program objectives during the 2024–2025 program year. The City's objectives remained consistent with those approved under the allocation adopted in June 2024 and continue to align with the goals and priorities established in the 2022–2026 Consolidated Plan. While program objectives have remained unchanged, the City continues to review and refine its processes and applications for CDBG activities and programs to better meet the needs of applicants, subrecipients, and contractors, and to ensure full compliance with all applicable federal regulations and procedures.

The city implemented a pre-approved contractor list for the Minor Home Repair Program in 2018, which has improved program efficiency by expediting repairs and helping homeowners identify qualified contractors who are familiar with program guidelines and licensing requirements. Staff also conduct annual updates to program applications and guidelines and continuously enhance administrative processes based on program experience and performance outcomes.

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

No

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

N/A

THE EXAMINER

## AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**

- Dec 20, 2025

**Printer's Fee:** $158.76

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

**VERIFICATION**

State of Florida
County of Broward

Signed or attested before me on this: 12/23/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

Public Notice
City of Blue Springs, Missouri
Community Development Block Grant
Consolidated Annual Performance and Evaluation Report (CAPER)

The City of Blue Springs is in the process of developing the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2024-2025 fiscal/program year for public review and comment. Each jurisdiction that has an approved Consolidated Plan shall annually review and report on the progress it has made in carrying out the Consolidated Plan and the Annual Action Plan. The CAPER describes the specific Community Development Block Grant (CDBG) activities undertaken during the fiscal program year, including activities related to housing, homelessness, and community and economic development needs and resources.

**The purpose of this Notice is to inform the public that the Community Development Block Grant (CDBG) Advisory Committee will hold a public hearing on Thursday, January 8, 2026 at 4:00 PM in Room 210 (Administration Training Room) at City Hall at 903 W. Main Street, Blue Springs, MO 64015.**

Staff will present the CAPER at the public hearing and a 15-day public comment period will be opened. **Public comments will be accepted beginning at the public hearing on Thursday, January 8, 2026 and accepted through Friday. January 23, 2026.** The Committee and the City shall consider the views of citizens, public agencies, and other interested parties in preparing its final submission to the U.S. Department of Housing and Urban Development (HUD). A summary of public comments will be attached to the CAPER and submitted to HUD on or before January 30, 2026.

Beginning Friday, January 9, 2026 , the draft CAPER may be viewed within the CDBG Advisory Committee meeting agenda packet on the City's website: at http://www.bluespringsgov.com/agendacenter . Individuals who do not have access to internet

may request a copy or a viewing of the draft plan by calling 816-622-4050 or visit the Community Development Department at City Hall. For more information about the CAPER or to make a public comment, contact Shantele Frie, Associate Planner, at 816-622-4050 or sfrie@bluespringsgov.com . Written comments may be submitted to the City of Blue Springs Community Development Department, Attn: Shantele Frie, Community Development, 903 W. Main Street, Blue Springs, MO 64015.

Published in the Examiner, Dec 20, 2025

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