

Mid-America Regional Council
PRO Housing Grant Table of Contents
For Public Review

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The items below will be included in the final application upon submission*:

- Attachment A
- Attachment B
- Attachment C
- Attachment D
- Attachment E
- HUD-424-CBW
- Additional Forms/Assurance/Certifications as detailed on pg. 23 of the FOA

*These forms and attachments were not required for public comment per FOA pg. 59

Mid-America Regional Council

HUD PRO Housing Grant

Exhibit A – Executive Summary

Exhibit A – Executive Summary

Mid-America Regional Council (MARC) is a non-profit association of city and county governments that serves as the Metropolitan Planning Organization (MPO) and Council of Governments (COG) for the Kansas City Metropolitan Region. MARC has over 50 years of experience convening community partners and coordinating planning efforts to solve issues closest to the residents of the region. MARC's research services department leads the region in data collection and analysis that helps communicate important trends on key issues to local officials, experts, and community members. This data is used to inform MARC's efforts in key areas such as housing, healthcare, public safety, emergency management, aging services, early learning, climate, and transportation, among others.

For this opportunity, MARC is partnering with three highly respected community organizations to carry out the activities in this proposal. Partners include the Institute for Building Technology and Safety (IBTS), Kansas City Community Land Trust (KCCLT), and Habitat for Humanity of Kansas City (Habitat).

MARC's vision for decreasing barriers to creating, preserving, and obtaining affordable housing is to work with one of our largest population centers and a Priority Community: Johnson County, Kansas and its communities (many of which are also priority communities). For each of the barriers identified, MARC will leverage partnerships with organized groups within the County, the First Suburbs Coalition (FSC) in which Johnson County and cities within Johnson County actively participate, and the Regional Housing Partnership (RHP) work that MARC convenes with membership from Johnson County. The FSC has convened for over 20 years and has a strong record of implementing policies where other groups have failed. The RHP has dramatically increased the data collection, analysis and collaboration around the region. Many of the communities within the FSC are also in Johnson County, therefore approaching the outlined activities in these identified geographies using the mechanism of the FSC and RHP will largely increase chances of success.

MARC and its partners are requesting \$4,745,075.47 in federal funds and have committed to leverage \$2,781,845.21 for a total project budget of \$7,526,920.68 to complete the activities outlined in this proposal by September 2030. There are three main activities included in this proposal, underscored by the alignment with HUD's priorities, the housing priorities of the proposal's focus communities, and MARC's Regional Housing Partnership (RHP) Strategy Committee goals. The proposed activities include:

1. Assisting communities in reviewing and updating land use, zoning, and development processes.
2. Assisting communities in reviewing and updating building codes.
3. Implementing the Regional Community Land Trust Consortium, specifically with outreach and support for CLT development within the FSC and Johnson County.

Each activity will succeed with complementary community education targeted towards community members, city staff, and elected officials to change narratives and misinformation around attainable housing. This will be completed across all outlined activities. These combined strategies will help to build a more effective housing system that creates more housing of more types at more price points across these focus communities and the larger region.

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Exhibit B – Threshold Requirements and Other Submission Requirements

Exhibit B – Threshold Requirements and Other Submission Requirements

Threshold Eligibility Requirements (FOA III.D.)

- 1. Resolution of Civil Rights Matters:** The Mid-America Regional Council (MARC) and its sub-recipients do not have any outstanding civil rights matters.
- 2. Timeliness of Submission:** MARC has met the deadline required in the Notice of Funding Opportunity (NOFO) as seen in grants.gov.
- 3. Eligibility:** MARC is the metropolitan planning organization (MPO) whose by-laws comply with Section 8 of the Federal Transit Act of 1991 at 23 U.S.C. 134(b) and therefore is eligible under the NOFO Section IIIA. Documentation of MARC's MPO status is included in the appendices.
- 4. Number of Applications:** MARC has submitted one application and to the best of our knowledge, there are no competing applications.

Other Program-specific Requirements (FOA IV.G.)

- 1. Limited English Proficiency (LEP):** MARC has consulted the Final Guidance to Federal Financial Assistance Recipients Regarding Title VI, Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons published on January 22, 2007, in the Federal Register (72 FR 2732) to assistance in ensuring that information regarding the planning process and this application is available to LEP populations.
- 2. Physical Accessibility:** MARC will comply with applicable physical accessibility requirements and ensure partners comply through any subaward agreement and monitoring.
- 3. Environmental review.** MARC will comply with applicable environmental requirements related to any awarded funds and ensure partners comply through any subaward agreement and monitoring.

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Exhibit C – Need

Exhibit C – Need

Demonstrated progress and commitment to overcoming local barriers ... primarily by having enacted improved laws and regulations (FOA V.A.1.a.i.)

MARC will focus on one of our largest population centers and a Priority Community as determined by HUD – Johnson County, Kansas and its cities. MARC will tap into organized groups within the county, MARC’s First Suburbs Coalition (FSC) (which includes active Johnson County and city participants, the Kansas Co-Chair of the group being from Prairie Village, KS) and the Regional Housing Partnership (RHP) work that MARC convenes with membership from Johnson County. These groups’, members, from all over the region as well as Johnson County, have a record of moving the needle on policy change.

MARC’s work across many different areas of planning (transportation, environmental, etc.) has shown that effective and sustained progress is possible when peer jurisdictions problem solve and implement changes together, reducing the political pressure for any single jurisdiction to shoulder alone.

Figure C-1¹

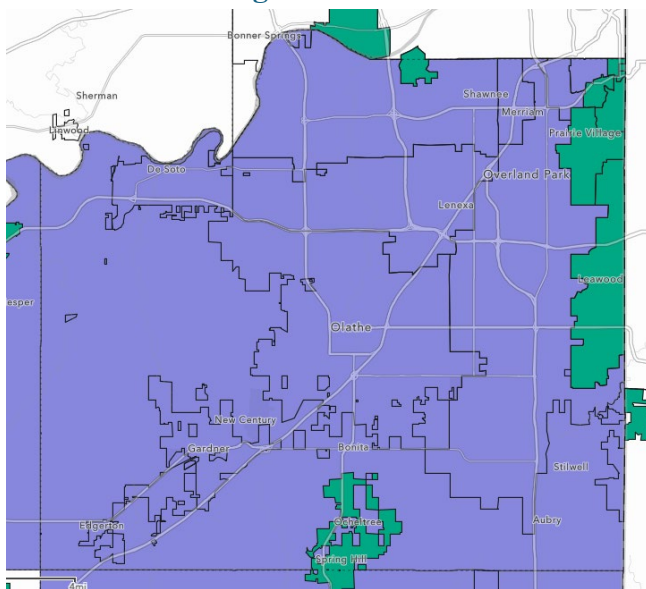
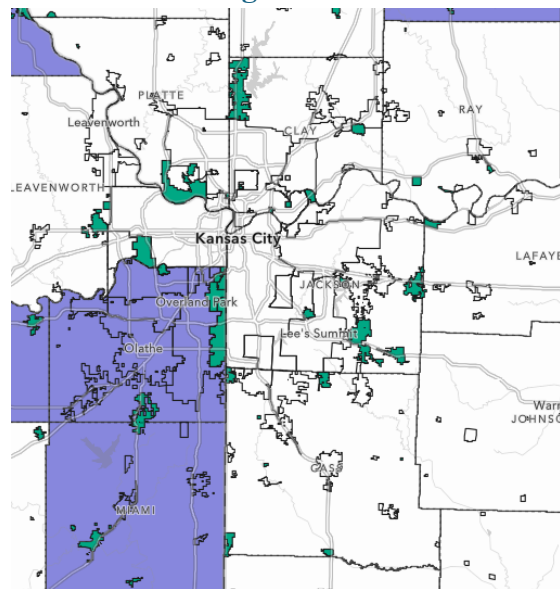




Figure C-2²





Legend

Place

-  Not a Priority Geography
-  Priority Geography.

County

-  Not a Priority Geography
-  Priority Geography ***If the location your application is serving is shaded for either the Place or County layer, it is a priority geography.

¹ [HUD's PRO Housing Priority Geography Mapping Tool](#)

² [HUD's PRO Housing Priority Geography Mapping Tool](#)

The communities of focus for this proposal have had important successes in expanding housing access across their jurisdictions, often with MARC as their convener. The balance of the MARC region will be regarded as a key stakeholder if MARC is awarded funding.

The following community actions demonstrate a commitment to breaking down regulatory and legal barriers related to land use planning and zoning. These have been called out in the Johnson County Consolidated Plan consistently as a barrier.

Focus communities' progress towards removing barriers

Johnson County, KS | In the last two years, the County's elected body, the Board of County Commissioners (BOCC), has undertaken the following:

- Established a Housing Subcommittee of Commission members to study attainable housing issues and challenges, resulting in the Johnson County Housing Continuum, which is a framework to guide action and organize collaboration.
- Included housing as one of four strategic priorities for its 2023-2024 cycle.
- Hired a housing coordinator to work on attainable housing policy at the county and regional levels.
- Approved Accessory Dwelling Units in the rural and residential zoning districts.
- Adopted by reference the 2018 International Building Codes, including tiny homes section.

By making these zoning and building code changes the county is providing leadership to spur development of more affordable housing options.. A key responsibility of the Housing Coordinator is to work with cities to remove barriers to affordable housing, including addressing high land costs, incentivizing new development, preserving existing housing stock via home repair programs, and collaborating to address restrictive zoning and land use policies. Some examples of city actions include:

Overland Park, KS

- In 2024, the city adopted a new comprehensive plan, after a two-year planning process. It addresses the need for attainable housing and incorporates a chapter devoted to housing issues. The plan includes a new Future Development Character Framework map, which describes future land use as character types. The character types allow for flexibility of land uses throughout the city allowing incorporation of housing in most character types.
- Staff is in the process of taking the goals from the comprehensive plan and bringing forth proposed changes to the city's zoning code (Unified Development Ordinance) to further reduce barriers.
- The city's zoning updates will align with the policy guidance and action inside the Comprehensive Plan to support new housing options and more affordable price points across the community. These include: "Revise Regulatory Standards to Support the Small-Scale Development" and "Revise Regulatory Standards to Remove Barriers to Infill Lots."³

Shawnee, KS

- Abated the collection of the city's Excise Tax for platting new residential subdivisions. Cutting development costs/fees can allow for more affordable construction.

³ <https://drive.google.com/file/d/1ifnfyRWbt7qf1n0oKRSfvb0Gjg2nqDEG/view?usp=sharing>

Johnson County communities all financially supported the Johnson County Housing Study that explored the ongoing needs for housing.⁴ Many also worked regionally on the FSC workforce housing report.⁵ Several of the Johnson County communities and those within the FSC have taken actions to create more inclusive and affordable housing:

- Enacting or exploring updates to allow for Accessory Dwelling Units (ADUs) – making room for these to increase affordable housing options.
- Participated in Community for All Ages – making housing and communities more accessible to multiple stages of life.⁶
- Explored or participated in regional efforts around incorporating Universal Design such as the *Remodeling for Accessible Homes Idea Book*.⁷

The regulatory recommendations of many of the above have directly gone into communities' updates to their comprehensive plan and zoning updates (or anticipated updates). Many of the efforts listed above have only taken shape recently and evidence of their success is still being monitored. As part of this grant, we will work with Johnson County and the cities in Johnson County and the FSC to develop a mechanism to share data and track the progress of these and other efforts implemented by this grant to preserve and produce housing.

MARC's role as an MPO - A strong coalition that has demonstrated a commitment to creating and enacting pro-housing policies is MARC's FSC. In late 2019, MARC worked with its FSC in partnership with National League of Cities to draft a workforce housing report in response to many first ring suburbs' concern about lack of affordable housing as an economic development issue.⁸ The report led to a call for regional coordination and convening on housing issues. In response, MARC launched the RHP in late 2021. The FSC continues to move housing issues forward

Since 2021, MARC and LISC Greater Kansas City have coordinated the RHP to help cities and counties understand housing issues and look at key policy drivers to spur production. The RHP developed the regional housing data hub, providing clear analysis on the affordability gap, underproduction, the mismatch of where jobs and housing exist, the pressure of investor ownership, and the risk the region faces with the roll off of LIHTC properties affordability requirements. The RHP also conducted a needs assessment of the for-profit and non-profit developer community and those with lived expertise. The RHP Strategy Committee includes two Johnson County Commissioners, staff from Overland Park, the lead agency for the Johnson County's Continuum of Care, and local housing experts that serve this proposal's focus communities and FSC.

There is now a growing call to assist communities in finding best practices and options in updating local policies to provide affordable housing; develop financing mechanisms to spur production; and offer alternative options to homeownership. MARC created a regional Community Land Trust (CLT) business plan that is in implementation and a key piece of this application. The CLT addresses high land costs and maximizes public subsidies in housing by increasing the amount of time those units remain affordable in communities. Finally, MARC has

⁴ <https://ucsjoco.org/housing-toolkit/>

⁵ <https://www.marc.org/sites/default/files/2022-03/NLCReport.pdf>

⁶ CFAA - <https://www.marc.org/aging/communities-all-ages>

⁷ *Remodeling for Accessible Homes Idea Book* - <https://www.marc.org/sites/default/files/2022-03/Remodeling-for-accessible-homes.pdf>

⁸ <https://www.marc.org/sites/default/files/2022-03/NLCReport.pdf>

been pivotal in garnering philanthropic dollars to advance these and other housing initiatives in the region including the early stages of a regional housing fund that would only be enhanced by communities updating regulations and policies to allow for more housing development – one of the aims of this grant.

Remaining barriers include:

1. Local government land use, zoning, development and building code policy;
2. Ways to advance affordable homeownership within communities of opportunity and those areas that are in danger of gentrification; and
3. Equipping policymakers and staff with factual information that stands up to NIMBYism.

MARC continues to be called upon as a thought leader and convener that leads to policy adoption in local communities by using MARCs technical assistance resources, research and ability to bring a collective will across multiple jurisdictions.. This application seeks to advance strategies that continue to break down these barriers.

Acute need for affordable housing (FOA V.A.1.a.ii.)

Johnson County, the primary geographic focus of this application, is a HUD-determined priority geography fulfilling the requirements of acute need. As shown in Table C-1, it and many communities within the County are identified by HUD as having an acute need.⁹ The identified reasons based on HUD’s analysis are as follows:

Table C-1. Johnson County, KS Acute Need Communities

| Community | Insufficient affordable housing | Widespread housing cost burden or substandard housing | Affordable housing not keeping pace |
|-----------------|---------------------------------|---|-------------------------------------|
| Johnson County | x | | |
| Leawood | x | x | |
| Mission Hills | x | x | |
| Mission Woods | x | | x |
| Prairie Village | x | | |
| Spring Hill | | | x |
| Westwood | x | | |
| Westwood Hills | x | x | |

MARC monitors many measures of housing access and affordability that demonstrate the need across the region. In Johnson County alone, there is a gap of close to 15,000 affordable units with 7,700 of those being for people with extremely low incomes. Across the FSC communities this gap is close to 22,000. This number is only exacerbated by the regional gap with 64,000 affordable units to match the incomes of the people living in the Kansas City region. Table C-2 shows household income stratification across communities in the FSC (including those in Johnson County). Over 68% of these households qualify as extremely low income (ELI) and it is in this category where there is an acute need for more housing units that are affordable.

⁹ <https://www.hud.gov/sites/dfiles/CPD/documents/prohousing-priority-expandedv2.xlsx>

Table C-2. Household income stratification across FSC (excluding Kansas City, MO) ¹⁰

| Community | Affordability Gap | | | |
|-----------------------------|----------------------|-----------------|------------|--------|
| | Extremely Low Income | Very Low Income | Low Income | All |
| Gladstone, Missouri | 645 | 200 | 40 | 885 |
| Grandview, Missouri | 970 | 110 | 10 | 1,090 |
| Independence, Missouri | 3,410 | 1,105 | 80 | 4,595 |
| Kansas City, Kansas | 5,220 | 1,170 | 100 | 6,490 |
| Merriam, Kansas | 275 | 220 | 40 | 535 |
| Mission, Kansas | 275 | 224 | - | 499 |
| North Kansas City, Missouri | 255 | 70 | 20 | 345 |
| Overland Park, Kansas | 2,285 | 2,590 | 405 | 5,280 |
| Prairie Village, Kansas | 205 | 180 | 80 | 465 |
| Raytown, Missouri | 759 | 185 | 20 | 964 |
| Riverside, Missouri | 225 | - | - | 225 |
| Roeland Park, Kansas | 135 | 25 | - | 160 |
| Sugar Creek, Missouri | 85 | 30 | - | 115 |
| Westwood, Kansas | 8 | - | 10 | 18 |
| | 14,752 | 6,109 | 805 | 21,666 |

MARC research also shows that families with young children, older adults, people of color, and persons with disabilities face significant challenges in finding affordable and accessible housing. Families with children under the age of six represent over 17% of all rental households in the region. ELI renters make up 29% of all rental households with young children, which is 6% higher than ELI renters' households without children. The proportion of ELI renter households with young children is higher in Johnson County than in the rest of the region.

There is a disproportionate number of people of color in ELI rental households when compared to the region's rental households overall.¹¹ This demonstrates that people of color are more impacted by the affordability gap than others. The largest impact is felt by Black renter households. The disparity between ELI renters in white and non-white households persists at the county level. In Johnson County Black households make up 26% of all renter households but account for 34% of all ELI renter households. A prior study by MARC on the affordability gap found Johnson County faces the largest proportional gap of any county in the region where 77% of all ELI households cannot find an affordable unit.

HUD's Comprehensive Housing Affordability Strategy data was also examined for rental households identified with an ambulatory disability; those households most likely to need accessible housing. Households with an ambulatory disability represent over 14% of the region's renter households and 26% of all ELI renter households. The high percentage of households with an ambulatory disability in the ELI category points to a significant need for accessible and affordable housing.

¹⁰ Data from 2015 to 2019 Comprehensive Housing Affordability Strategy, US Census Bureau

¹¹ Mid-America Regional Council. Where is the affordable housing gap in Kansas City region? (June 26, 2023). Retrieved from <https://www.marc.org/news/economy/where-affordable-housing-gap-kansas-city-region>.

This research highlights that the location and distribution of affordable housing across the region also impact access. Renters with ELI, very low incomes (VLI), and low incomes (LI) live where there are concentrations of housing within their price range. For low-income renters in the region, there are not enough units and the units that exist are in too few places. MARC research has shown that 67% of the region's ELI households were in rental units above their income group. For VLI renters, this was 34% and for LI renters it was 4%.

The lack of affordable units for ELI households results in a high percentage of ELI renters living in units only affordable to higher-income groups throughout most of the region. VLI renters living in higher-income units reside throughout the region. While there are significantly fewer LI renters living in higher-income units, concentrations in Johnson County, and in other suburbs can still be observed.

There are many more housing choices throughout the region for LI renters if they were to spend 30% of their income on rent. MARC's research found that 96% of LI renters were in units consuming less than 30% of their income, and 53% were living in units that would otherwise be affordable to lower-income groups. LI renters in the region's suburbs are often occupying units affordable to VLI or ELI households, increasing the scarcity of affordable units for the region's lowest-income households.

Many of the units affordable to LI households are occupied by higher-income households, who are also seeking lower rents and attractive amenities such as high-performing schools and public services. This observation is, in part, a result of using 30% of income as a measure of affordability. It illustrates how the 30% threshold inflates the number of units available to an income group by assuming that 30% of their budget could be allocated to housing. It also demonstrates how households use different calculations in choosing where to live and how much to pay, and why there is some degree of housing cost burden across income groups.¹²

These issues are compounded for Johnson County by additional regional pressures including lack of production felt in the region; expiring LIHTC affordability requirements; and investor ownership pressure. The region's building rates have never fully recovered from the 2008 financial crisis. This has created an actual housing gap of nearly 24,000 without accounting for affordability. The need for more units will be directly addressed by projects included in the outlined proposal, creating a more effective housing development system.

There are 20 active LIHTC properties across Johnson County providing over 1,800 units to residents in the county. Almost 60% of the units have affordability expiration dates within the next decade – one of the highest county rates in the region. If these subsidies are not continued after the expiration, the area will be at risk of losing a large portion of its affordable housing.

Increased investor activity within the regional market makes it difficult for individuals to become homeowners. In Johnson County, there are almost 1,000 homes owned by the top five investors across the region.¹³

What key barriers still exist and need to be addressed to produce and preserve more affordable housing? (FOA V.A.1.a.iii.)

Barriers highlighted below have been identified by Johnson County and its communities in HUD Consolidated Plans, the Johnson County Housing Study and Johnson County Housing Toolkit.

¹² Ibid.

¹³ Housing Data Hub -

<https://experience.arcgis.com/experience/ff430550582544d587b764bd4601810e/page/Investor-Owned-DS/>

MARC and its partners through extensive conversation, reviews of housing data, and previous planning documents have recognized these as key barriers. These dictate what housing can exist, the political action needed to make the necessary changes, and the pressures and inherent biases that are perpetuated if changes are not made. All align directly with the purpose of this grant as outlined in the FOA including addressing restrictive zoning designations, land use policies, or regulations; discretionary, costly or prolonged procedures; neighborhood opposition to new or affordable housing; or challenges to preserving existing housing stock such as displacement pressures and expiration of affordability requirements. The proposed activities will guide the implementation of these projects to break down the following barriers.

Zoning, land use, and building codes: The Johnson County Consolidated Plan highlights this as an issue along with our review of other regional community consolidated plans. These regulations directly affect additional barriers identified as lack of diverse housing types, limited supply of first-time home buyer options, and general cost of housing.

Systemic racism: This continues in the region and reflects historic practices and policies that restrict and continue to impact housing access for communities of color. This barrier is called out in Johnson County’s Consolidated plan and aligns with regional research and analysis.¹⁴

“Not in my backyard” (NIMBYism), political will, and misinformation: NIMBYism was identified in the Johnson County Housing Market and Needs Analysis of its consolidated plan as a key barrier to making progress on housing policies throughout its communities. Prairie Village, KS, a focus area community of this proposal, faced strong community backlash against a rezoning proposal in 2023. The common arguments around NIMBYism and misinformation on housing topics are the key barriers addressed through this proposal's public education component.

Competitive investment buyers: Communities across the region, specifically those that have faced historic disinvestment and lack of economic growth, see high concentrations of investor-owned single-family homes. These investors often have access to capital to out-bid would be first-time homebuyers.

Political will: Political will can be impacted by many factors and impacts how attainable housing choices are addressed in a community.

Anti-affordable development legislation: In 2016, the Kansas legislature passed Senate Bill 366 which eliminated the ability of local jurisdictions to implement inclusionary zoning requirements. Accordingly, it is no longer possible to mandate production of new construction or redevelopment of affordable housing units.

¹⁴ <https://www.marc.org/news/economy/history-racial-discrimination-housing-still-impacts-kansas-city-region-today> and <https://redlined.jcm.yourcultureconnect.com/e/redlined>

Mid-America Regional Council
HUD PRO Housing Grant
Exhibit D – Soundness of Approach

Exhibit D – Soundness of Approach

Vision (FOA V.A.1.b.i.)

MARC’s vision for decreasing barriers to creating, preserving, and obtaining housing is to work with one of our largest population centers and a Priority Community as determined by HUD – Johnson County, Kansas and its communities. Each of the barriers identified on **Exhibit C - Need page nine** as identified in **Table D-1** (below). MARC will leverage partnerships with organized groups within the County, the First Suburbs Coalition (FSC) and the Regional Housing Partnership (RHP).

Table D-1 – Activities Connections to overcoming barriers and evidence of success

| Barrier in NEED(a)(iii) | Proposed Activities | Justification/Evidence |
|-------------------------------------|---|--|
| Zoning, land use and building codes | <ol style="list-style-type: none"> 1. Assist communities in reviewing and updating land use, zoning, and development processes. 2. Assist communities in reviewing and updating building codes. | <p>The proposed activities will directly go to helping communities update their zoning, land use and building codes to create a regulatory environment supporting increased housing production. Proposed activities specifically called out in Johnson County specific Housing for All Toolkit as expected overcome barriers to producing housing types and cities case studies within the document.¹</p> |
| Lack of Diverse Housing Types | <ol style="list-style-type: none"> 1. Assist communities in reviewing and updating land use, zoning, and development processes. 2. Assist communities in reviewing and updating building codes. | <p>Part of the analysis around updating these regulations, policies and processes will go to allowing more diverse housing types within communities. Proposed activities specifically called out in Johnson County specific Housing for All Toolkit as expected overcome barriers to producing housing types and cited case studies within the document.²</p> |
| NIMBYISM and misinformation | <ol style="list-style-type: none"> 1. Assist communities in reviewing and updating land | <p>The components discussed in the workplan around education on the importance of zoning,</p> |

¹ <https://ucsjoco.org/wp-content/uploads/2021/06/Housing-Toolkit-Goal-3.pdf> pg. 39-45 and <https://ucsjoco.org/wp-content/uploads/2021/06/Housing-Toolkit-Goal-4.pdf> pg. 57.

² <https://ucsjoco.org/wp-content/uploads/2021/06/Housing-Toolkit-Goal-3.pdf> pg. 39-45 and <https://ucsjoco.org/wp-content/uploads/2021/06/Housing-Toolkit-Goal-4.pdf> pg. 57.

| Barrier in NEED(a)(iii) | Proposed Activities | Justification/Evidence |
|--|---|--|
| | <p>use, zoning, and development processes.</p> | <p>land use policies, and development process changes to increase affordable housing goes to combat this by creating a more informed public and tools for elected and appointed officials to use.</p> <p>Proposed activities specifically called out in Johnson County specific Housing Toolkit for All as expected overcome barriers to NIMBYISM and misinformation and cited case studies within the document ³</p> |
| <p>Political Will</p> | <p>1. Assist communities in reviewing and updating land use, zoning, and development processes.</p> <p>Overall approach of working with multiple communities including those outside of Johnson County through regional collaborative groups like First Suburbs Coalition and Regional Housing Partnership.</p> | <p>The components discussed in the workplan around education on the importance of zoning, land use policies, and development process changes to increase affordable housing goes to combat this by creating a more informed public and tools for elected and appointed officials to use.</p> <p>Working on this collectively through the First Suburbs Coalition, the Regional Housing Partnership and with Johnson County UCS will help increase the political will within the priority geography communities knowing one community is not shouldering all the potential political push back.</p> |
| <p>Anti-affordable development legislation</p> | <p>1. Assist communities in reviewing and updating land use, zoning, and development processes.</p> | <p>The component around education on the importance of zoning, land use policies, and development process changes to increase affordable housing will create informed stake holders to talk with state legislators about what may need to change.</p> |

³ <https://ucsjoco.org/wp-content/uploads/2021/06/Housing-Toolkit-Goal-5.pdf> pg. 64-68.

| Barrier in NEED(a)(iii) | Proposed Activities | Justification/Evidence |
|---|--|---|
| | | Additionally, creating a core group of communities working on this issue to develop housing in spite of such legislation. |
| Limited Supply of first-time Home Buyer Options | <ol style="list-style-type: none"> 1. Assist communities in reviewing and updating land use, zoning, and development processes. 2. Assist communities in reviewing and updating building codes. 3. Further implementation of the Regional Community Land Trust Consortium | <p>By creating a regulatory environment allowing for more flexibility in housing types, options and certainty more housing can be developed. CLTs can keep those homeowner opportunities from ever reaching a speculative market.</p> <p>Proposed activities specifically called out in Johnson County specific Housing for All Toolkit and case studies within the document ⁴</p> |
| Competitive Investment Buyers | 3. Further implementation of the Regional Community Land Trust Consortium | CLTs can directly keep housing stock out of the speculative market. ⁵ |
| Systemic Racism | <ol style="list-style-type: none"> 1. Assist communities in reviewing and updating land use, zoning, and development processes. 2. Assist communities in reviewing and updating building codes. 3. Further implementation of the Regional Community Land Trust Consortium | <p>Updating land-use and development processes go towards directly changing exclusionary zoning which plays a role in keeping racial minorities from living in specific areas.</p> <p>CLTs offer a pathway to homeownership.⁶</p> |

Proposed Activities

MARC and its grant partners have outlined three areas of focus to be completed by September 2030 to address the barriers identified in Johnson County with other communities in the region learning and benefitting from all materials created. The positive outcomes from addressing these

⁴ <https://ucsjoco.org/wp-content/uploads/2021/06/Housing-Toolkit-Goal-3.pdf> pg. 39-45; <https://ucsjoco.org/wp-content/uploads/2021/06/Housing-Toolkit-Goal-4.pdf> pg. 51-52; 57; and

⁵ <https://www.lincolnst.edu/publications/working-papers/2022-census-community-land-trusts-shared-equity-entities-in-united/>

⁶ <https://ucsjoco.org/wp-content/uploads/2021/06/Housing-Toolkit-Goal-4.pdf> pg. 51-52 and see <https://www.lincolnst.edu/publications/working-papers/tracking-growth-evaluating-performance-shared-equity-homeownership/>

barriers through the outlined activities can impact the region for far longer than this opportunity's duration. The activities are as follows (and shown in Table D-1):

1. Assist communities in reviewing and updating land use, zoning, and development processes. This work falls within the HUD-identified eligible activity of **III.F.2.b.i. Further develop, evaluate, and implement housing policy plans and III.F.2.b.ii. Improve housing strategies.** This activity will be completed in partnership with MARC and Institute for Building Technology and Safety (IBTS). MARC and IBTS will:
 - a. Convene stakeholders to develop model policies and plans. To encourage adoption, we will create a recognition program for communities implementing plans and policies that decrease barriers to affordable housing production and preservation.
 - b. Provide technical assistance around specific regional planning models including model policies, codes, and processes leading to preserving and producing more affordable housing in the region. This includes the development of an implementation guidebook to assist communities in gaining recognition.
 - c. Regional research and development of a report providing best practices for local governments integrating housing development activities, affirming, and furthering fair housing, and aligning planning efforts in communities.
 - d. Provide education through a series of trainings on the importance of zoning, land use policies, and development process changes to increase affordable housing to local officials, decision makers and community members as whole.
2. Assist communities in reviewing and updating building codes. **This area of activities is consistent with eligible activity i. Further, develop, evaluate, and implement housing policy plans, and ii. Improve housing strategies.** MARC, in partnership with IBTS will:
 - a. Assist communities in reviewing building code updates and for recommended adoption of a consistent set of codes and amendments across Johnson County and the First Suburbs Coalition.
 - b. Incorporate resiliency and energy efficiency best practices into implemented codes and amendments to reduce energy burden on residents.
 - c. Provide technical assistance and training related to building codes. This training will focus on key local government officials (appointed and elected) as well as those in the development and construction community.
3. Further implementation of the Regional Community Land Trust Consortium, specifically with outreach and support for CLT development within Johnson County and FSC. **This work falls within the HUD-identified eligible activities of iii. Facilitate affordable housing production and preservation.** MARC will partner with the Kansas City Community Land Trust (KCCLT) and Habitat for Humanity of Kansas City (HHKC) to:
 - a. Expand the CLT consortium structure with a specific focus on Johnson County and FSC communities.
 - b. Develop education, training, and technical assistance for local CLT consortium members.
 - c. Provide technical assistance to identify financing, development, and operational financing.
 - d. Educate lending partners on the nuance of CLT-lending products.

The work plan and timeline with more specific information is included on **pages 23-26.**

Underpinning all this work is a larger educational effort for the wider community in assisting to change the narrative and connotations around affordable housing. This will address the key barrier of NIMBYism, political will, and misinformation.

Addressing key barriers to affordable housing production and preservation

The activities proposed directly correlate to overcome the barriers discussed in *Exhibit C – Need* as shown in **Table D-1**. The justification for their use and evidence of their success in overcoming and increasing and preserving affordable housing is summarized in the final column.

Align with local efforts - Many communities in Johnson County and the FSC are in the process of updating and reviewing comprehensive plans or updating local zoning and other land use plans. Johnson County has a group made up building officials that has been exploring adoption of the new 2024 building code series. The proposed activities align with the Johnson County Housing Plan and Housing for All Tool Kit, as each activity is in some way identified as a solution to producing more housing in Johnson County. These projects align with the Johnson County Consolidated Plan as the barriers are directly called out as needing to be overcome. These also align with the RHP’s goals.

New housing opportunities without inviting displacement - The activities proposed would increase housing types that are allowed. There is an emphasis on education about the need for affordable housing to encourage mixed-income communities. Part of the analysis of policies examines their long-term effects including potential for displacement. The community land trust piece is a long known anti-displacement tool and is already being deployed in the region to serve that purpose.

Proposal comparison to similar efforts and lessons learned influence

Success of previous efforts - Johnson County – The County and cities within it came together to complete a county housing study and the Housing for All Tool Kit. Communities have started to implement recommendations from both of those resources. The County came out of the study with articulated priorities and hired staff to dramatically change the way the county is involved with housing planning and housing needs within the community.

FSC - The FSC came together around several issues including green remodeling and universal design and a program assisting and then recognizing communities in making policies and community projects designed for all ages – Community for All Ages Program.

The FSC led the effort to study the need for workforce housing through the National League of Cities First Tier Suburbs Council, as an economic development issue affecting their communities. This led to the creation of the RHP that MARC now co-leads with LISC Greater Kansas City.

Previous success and emulation - Engaging the FSC as a part of this work lends success to this effort. FSC is an active group within MARC that comes together, develops solutions and works to implement from the shared learning and engagement.

MARC has successfully identified several ways communities can accomplish similar outcomes, but with options that fit different community needs and barriers. The Community for All Ages recognition program has been a successful model that will also be emulated within this work to help incentivize policy changes.

United Community Services of Johnson County is successful in pulling communities together around housing issues creating both the Johnson County Housing Study and follow up Housing for All Tool Kit. It is a key stakeholder in assisting with this work.

MARC built the business plan to create the regional CLT consortium in concert with community partners, to tailor to that specific community, including establishing a group and community priorities. The importance of engaging those who would participate and benefit from a CLT and those trusted community-based organizations (CBOs) is a piece of this effort.

Efforts not successful, and avoiding those pitfalls – Establishing a messaging effort early will be critical. Too often community specific efforts are slowed or stymied because of anti-change advocates misunderstanding of potential outcomes. Educational messaging around this effort will be key.

Lack of common language - There is broad consensus housing is too expensive in the region, but the complexity of land use and zoning policies do not make for exciting debates. Community advocates and policymakers need to speak the same language and understand the implications of what change means. This will be addressed by the educational efforts.

Lack of financial capacity – Plans are made, but funding follows slowly or not at all. This grant will help Johnson County, and its communities move from planning to implementation fronting the needs of their communities. The technical assistance allows communities ready to make investments (e.g., in CLT, affordable development, or new comprehensive plans) to be assured of its viability, because the technical assistance for implementation is available.

Continued effort after planning – Besides financial capacity, after plans are made there is not always a clear lead on who should continue to move efforts forward. Working with established organizations made up of key stakeholders such as elected officials, city staff, CBOs and those with lived experience are already the way FSC and RHP are organized and will be used to advance this work.

Innovative nature of your proposed activity and its appropriateness - MARC has assembled a group of trusted partners which are long-established and widely accepted; they can move new ideas forward quickly. Region residents are feeling the housing burden, and policymakers are primed for change. Using trusted partner IBTS to create model policies helps communities adopt new ideas and show that they can be successfully implemented. CLTs are a new concept in Johnson County and appeal to policymakers because they stretch public subsidies. Partners Habitat for Humanity of Kansas City and Kansas City Community Land Trust have successfully demonstrated how CLTs can work in their Olathe Pathways project.

Discuss how your proposal advances or complements existing planning initiatives, updates to local land use policies, services, other community assets.

Consideration of population change and transportation planning – MARC prepares an economic forecast that includes population changes. MARC used this data to analyze underproduction.⁷ MARC is updating the regional transportation plan, *Connected KC 2050*.⁸ One of the top five “important” issues was affordable housing. Respondents ranked which of the important priorities should be prioritized and affordable housing was number one.⁹ Based on these findings, early discussions have looked at including housing as a goal within the update to

⁷ <https://www.marc.org/news/economy-housing/housing-production-kansas-city-region-continues-lag-peer-metros>

⁸ <https://connectedkc.org/plan-documents/>

⁹ <https://marc.org/sites/default/files/2024-06/2024-MARC-Long-Range-Transportation-Survey-Findings-Report.pdf>

the *Connected KC 2050* plan to ensure alignment between transportation and housing. Working with communities on land use reforms and creating options for perpetual affordable housing through CLTs align to address these efforts. Transportation considerations will be a piece of the land use planning efforts within projects.

Simplification and harmonization of land-use regulations across multiple municipalities or entities - An aim of the land-use, development process, zoning and building code review will be to communicate with stakeholders on how they can simplify these processes by updating and improving a regulatory environment allowing for more housing. We are working across multiple jurisdictions within Johnson County and our FSC. We will share any materials or studies produced as an outcome of this proposed effort with the entire MARC region.

Alignment with anti-displacement strategies - The intent of this application is to allow more housing options to bring in more housing for a variety of household incomes. The CLT work is a direct way of ensuring that affordable housing options that are developed remain affordable and stands up to any gentrification pressure.

Targeting new housing opportunities in areas that allow current and future residents to access public transit, jobs, public services, or other amenities - Our proposal targets new housing opportunities in areas allowing current and future residents to access public transit, jobs, public services, or other amenities: central to the regulatory piece of the application. This also ties in with other regional planning efforts to encourage communities to consider the importance of centers and corridors in land use planning.

Alignment with job creation and retention - In MARC's update to its Community Economic Development Strategy (CEDS) housing is identified as a major component to keep the region competitive in creating and retaining jobs. The beginning of the regional housing work came directly from a FSC study around workforce housing and the crucial role it plays in communities' economic development plans. Our projects directly align with strategies within the CEDS and implement strategies like regional collaboration, the use of CLTs and updates to zoning to provide quality workforce housing opportunities.

Describe the community's most significant environmental risks and how the proposal is aligned with them to efficiently promote community resilience.

The Kansas City Regional Climate Action Plan's climate risk and vulnerability assessment (2021). Natural hazards to be exacerbated by climate change include flooding and extreme heat in the near term. These create significant public health concerns, with elevated risks to frontline, environmental justice communities.¹⁰ As part of this assessment various climate socioeconomic stressors were identified for the region's communities.¹¹

MARC and its partners' proposed activities will incorporate strategies to mitigate the impact of climate change. This includes incorporating HUD's Resilient Building Codes toolkit into the proposed training and technical assistance work with jurisdictions and adoption of building codes protecting the safety of building occupants, as well as to require minimum energy conservation standards. Work with jurisdictions will look at zoning and land use policies incorporating strategies to evaluate risk and incorporating best practices and

¹⁰ <https://kcmetroclimateplan.org/wp-content/uploads/2021/05/Climate-Action-Plan.pdf>

¹¹ See 10 pgs. 39-44

recommendations aligned with the KC Regional Climate Action Plan. The CLT consortium will also incorporate energy efficiency in building and preservation activities.

Describe what roadblocks might impede the implementation of your proposal.

Obstacles to implementation and counteracting- Two barriers this work will encounter are NIMBYism and political barriers. While the region has witnessed a positive shift around affordable housing in recent years, zoning changes and affordable project proposals are met with loud resistance from some residents and elected officials.

This proposal addresses NIMBYism at the community level and with elected officials by implementing an education campaign across all activities in the proposal. This includes many touchpoints throughout the five-year implementation cycle when stakeholders will be convened to learn about housing topics affecting their communities. Broader community education has been asked for by many of the focus communities within this application and by many of the partners MARC convenes across its housing work, demonstrating a commitment to seeing this overarching theme realized.¹² Stakeholders Johnson County government and United Community Services of Johnson County have been key conveners in bringing to the forefront the need for affordable housing and will be highly involved in the proposed activities.

Geographic Scope (FOA V.A.1.b.ii.)

Proposal's anticipated effects on targeted locations - The geographic scope of this proposal is Johnson County and communities that are a part of the FSC. The focus on the FSC in addition to Johnson County was decided upon because of the overlap in priority communities and past policy successes of the group. The communities of focus in this application are listed on the next page, including their status of a HUD-identified priority geography, followed by a map of the area (**Figure D-1**). As this is only a portion of MARC's nine-county, 119-city footprint, the rest of the region will be included in stakeholder conversations and will benefit from education, learnings, and materials.

Preserving and creating housing in high-opportunity areas - The proposal will preserve and create development and preservation opportunities in high-opportunity areas as it incorporates and targets working with Johnson County. Johnson County routinely ranks as the wealthiest County in our region.¹³ The community land trust piece creates housing in the short-term and has a built-in preservation mechanism to ensure that those properties acquired, built or renovated remain affordable. Work is already underway to build one of the first CLT communities in Johnson County through our partners KCCLT and Habitat.

MARC is not proposing to act as a pass-through entity by operating a subgrant program.

¹² Johnson County Housing Study <https://ucsjoco.org/wp-content/uploads/2021/02/2021-Johnson-County-Housing-Study.pdf>

¹³ Five year ACS data retrieved from: https://experience.arcgis.com/experience/ff430550582544d587b764bd4601810e/page/Income/?views=Income_County

Communities of Focus

Johnson County cities: **Fairway***, Lake Quivira*, Leawood, Lenexa, **Merriam**, **Mission**, **Mission Hills***, **Mission Woods***, Olathe, **Overland Park**, **Prairie Village***, **Roeland Park**, Shawnee, Spring Hill*, **Westwood***, and **Westwood Hills***.

Other FSC communities: Gladstone, MO; Grandview, MO; Independence, MO; Kansas City, KS; Kansas City, MO; Raytown, MO; Riverside, MO; Sugar Creek MO.

Communities in bold are also in FSC, communities with an asterisk () are also HUD-identified priority communities.*

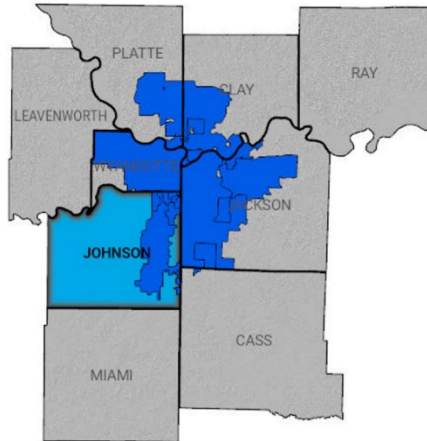


Figure D-1: Map of Focus Communities

Key Stakeholders Engagement

This proposal aligns with and incorporates ongoing conversations stakeholders MARC is convening and who are calling for projects within this application. Many of the activities of this proposal come from plans and documents developed by extensive community outreach. These have been used to prioritize and create implementation plans for activities included in this proposal.

Conversations with these stakeholder groups will continue to ensure effective community engagement in decision-making structure. These stakeholder groups include:

Johnson County, Kansas – Its government, its communities and residents who live and seek to live there. Their voices have been included by working from existing community plans like the Johnson County Housing Study and Housing Tool kit that incorporate the call for projects included in this proposal. We will continue to work with United Community Services of Johnson County. The Johnson County Consolidated plan also included public engagement.

The First Suburbs Coalition (FSC) produced the workforce housing report and continues to engage around housing issues at each quarterly meeting. This group is made up of elected officials, community-based organizations, community staff, and other industries like community planners, realtors and developers. They will be a key piece of working with to overcome barriers in their communities, including Johnson County.

The Regional Housing Partnership (RHP) Strategy Committee – This group is made up of individuals from community organizations serving those with unmet housing needs, local

non-profit housing developers, city staff and elected officials. It includes representation by the two main Continuum of Care lead agencies one of which is Johnson County UCS. There is also representation of those working for or doing work within our FSC. This proposal has been discussed with this group over the last two years and aligns with goals that they have developed.

Documents incorporated into this application with extensive engagement

Developers Needs Assessment -Projects included within this proposal encapsulate the feedback from a developer needs assessment conducted in the region which included information from those with lived expertise. In 2023, Corporation for Supportive Housing (CSH) conducted a developer needs assessment for the RHP. CSH met with approximately 50 housing developers in the region including for and not-for-profit developers. These groups will continue to be engaged through the build out of the collective impact network of the RHP.

CLT Business Plan – This plan was developed by extensive community engagement in focus area communities including those who would directly benefit from the CLT model as well as community leaders who could help implement.

Lived experience and most to benefit – These include the CLT Business Plan engagements, the Developer Needs Assessment, Johnson County planning efforts and planned for the future build out of the RHP work.

The RHP is engaged in understanding how their goals align with this proposal’s activities. The FSC has been invested in understanding what would go into this proposal. Johnson County government has taken an active role in understanding and providing feedback to pieces of this application along with United Community Service of Johnson County, which has performed convening and planning with Johnson County stakeholders.

Continued engagement will include aligning with the collective impact model being developed under the RHP and incorporating the FSC existing structure of coming together quarterly. MARC will continue to work with trusted community organizations to ensure representation includes those who will most benefit from these activities, those who can be allies in their communities, those in positions to implement, and those with technical expertise.

Alignment with requirements to affirmatively further fair housing (FOA V.A.1.b.iv.)

Increased access for underserved groups - The MARC examined its nine-county region through the Simpson Diversity Index. Johnson County is the major focus of this proposal, has a diversity index of 3.2 with over 80% of residents identifying as white, 5.7% identifying as Two or More Races, 5.4% identifying as Asian, 4.8% identifying as Black, 1.8% identifying as “Other”, and less than one percent identifying as American Indian or Hawaii and Other Pacific Islander.¹⁴

In 2016 MARC coordinated a regional affirmatively furthering fair housing (AFFH) plan supported by five communities. It evaluated barriers to opportunity for persons in protected classes to inform five-year Consolidated Plans. The analysis focused considerable attention on understanding the situation for those living in areas of concentrated poverty and persons of color (i.e., Racially and Ethnically Concentrated Areas of Poverty). The analysis looked extensively at steps to increase access to opportunity. Since then, several communities have updated these plans. Many of the communities, including Johnson County, have identified needs in their Fair Housing plans that align with the activities in this proposal.

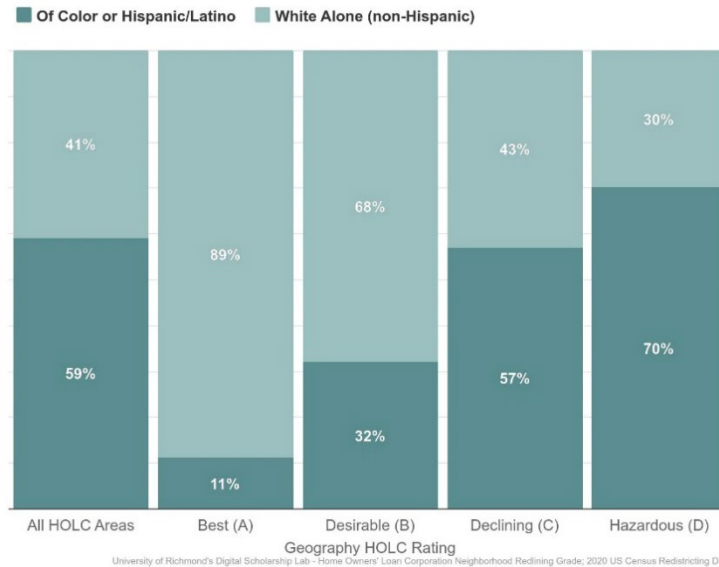
14

https://experience.arcgis.com/experience/ff430550582544d587b764bd4601810e/page/Race/?views=Race_County-2

MARC’s proposal goes to directly create more housing and directly addresses the barriers, leading to better access for those who have not been able to obtain Johnson County housing.

Plans to remove barriers that would promote desegregation- Systemic racism and NIMBYism create hinderances to housing within Johnson County and in the region, stemming from a history of redlining policies and practices that have kept large portions of the region segregated. MARC analyzed the demographics within our region by exploring the historic redlining areas. It showed that communities are still concentrated in similar ways.

Figure D-2: Share of HOLC Neighborhoods by Race and Neighborhood Grade¹⁵



Deconcentrating from low-opportunity areas and increasing housing choice - MARC research indicates Johnson County, and its communities, have a higher proportion of low-wage jobs, but few housing units that mirror these incomes, leaving families to commute longer and become cost-burdened. Despite the high concentration of low-wage jobs, mostly in the service industry, Johnson County is a high-wage opportunity community with one of the largest business centers in the region located in Overland Park. By progressing toward creating more attainable housing within Johnson County and FSC communities, the region could see a substantial investment in housing that does not concentrate housing in low-opportunity areas. Concentration is a common topic of discussion around attainable housing in Johnson County and the FSC. By continuing to engage these stakeholders in conversations and forums created through this proposal, MARC and its partners will verify that the risks of both concentration of housing types and displacement are not lost in policy decisions.

Addressing the housing needs of members of protected class groups- The current housing shortage greatly affects these populations. Our plan directly increases housing that can serve many of these populations, by providing affordable housing in high-opportunity communities within Johnson County. MARC and its partners are committed to engaging the viewpoints of

¹⁵ University of Richmond’s Digital Scholarship Lab – Home Owners’ Loan Corporation Neighborhood Redlining Grade, Retrieved from: https://experience.arcgis.com/experience/ff430550582544d587b764bd4601810e/page/Historic-Redlining-Maps/?views=Income_County

people who have been historically excluded from conversations about the housing needs of a community. To understand the unique needs of these groups, we must ask them and create opportunities to provide feedback on this work. MARC's approach to address this is to continue to represent these groups' best interests when making decisions that could affect their ability to find housing that fits their needs.

By creating permanent, affordable housing, KCCLT's development model requires that it first address the needs of underserved communities. CLTs were established specifically to combat decades of sophisticated, intentional, and widespread racial and economic discrimination by the real estate industry and its government partners. Any act of disruption to the traditional real estate market will be to the benefit of those historically disinvested communities.

Fair housing plan - The activities outlined in this proposal correspond to the barriers identified in Johnson County's recently updated fair housing plans.

Anti-displacement - MARC and its partners will ensure effective engagement from current community members and work with partners to analyze policy proposals to ensure they have been evaluated with partner communities on how to keep people at risk of losing their homes in place.

Accessibility related to Americans with Disabilities Act (ADA) and accessibility requirements under the Fair Housing Act - MARC, its partners, and the communities of focus are committed to ensuring any policies developed and implemented or housing developed as a part of the activities follow ADA guidelines. Many of the communities in Johnson County participating in the FSC have committed to universal design principles in development. MARC and its partners will provide technical assistance to communities interested in implementing policies that increase access to people with disabilities. IBTS will review plans and policies with accessible housing, independent living, and compliance with ADA and Fair Housing. Work done with our CLT partners will ensure that ADA requirements are met. For example, Habitat follows all ADA and FHA laws, as well as ensuring all of the homes built are completely accessible units and align with the needs their homebuyers. KCCLT develops a portion of its CLT properties under a supportive housing model. Partnerships with relevant supportive services organizations will enable provision of long-term assistance to homeowners, while ensuring that the housing they provide to their clients remains held in trust for that purpose by KCCLT.

Equity-related educational resources, tools, or public input that have informed this proposal - MARC and its partners utilize several resources to ensure an equity focus, including data and research on equity-related practices through MARC's ongoing regional housing data hub and analysis work. The RHP strategy committee members include representation from diverse communities and were consulted in developing the application and will be a part of the ongoing review of the activities. The CLT consortium financing model is designed to ensure equity by assisting individuals to access financing where they would otherwise not be able to qualify through traditional lending. Those with lived expertise have provided feedback in various aspects of planning documents used to put this proposal together.

Plan to engage and support minority-, women-, and veteran-owned businesses-

Both the CLT consortium and strategies outlined in the RHP Strategy Committee's goals have long-term plans to engage underrepresented groups. MARC and Habitat have diversity, equity and inclusion policies in place and KCCLT is currently considering the development and implementation of a DEI plan of action.

Other equity considerations informed by local circumstances

MARC and its partners are committed to advancing equity across the projects outlined in the proposal, and across programs at an organizational level. MARC is reviewing all internal equity processes and has engaged a consultant to implement equitable practices with external partner work. In light of strong community opposition that has strongly influenced decision-makers around attainable housing and rezoning projects across Johnson County within the last few years, MARC and its partners will employ the community education pieces described throughout this proposal to combat misinformation and further promote equity in all decision-making.

Expanding equitable access to well-resourced areas of opportunity, and furthering the de-concentration of affordable housing

MARC and its partners will evaluate the impact of our efforts through data collection and analysis. The information provided above on historic redlining and current trends will continue to be monitored. MARC's Project Coordinator will work with the data analyst and research services department to determine key metrics, such as the number of units of affordable housing by geographic area, and the evaluation methodology. The data will be reviewed at least annually to look at changes in the region. Additionally, MARC will use its existing tools like the regional housing data hub and collaboration with Johnson County and FSC Communities to assess demographics in the region and equity-related access.

Our partners within the CLT work, Habitat and KCCLT, understand the significance of need in Johnson County. KCCLT will evaluate through homeowner surveys, data tracking, completion of homes built, and community engagement through volunteerism. KCCLT will ensure that effects are evaluated on a regional and community-level including tracking the property values on CLT properties as well as the impact of such properties on their community.

Tracking progress and evaluate the effectiveness of your efforts to advance racial equity in your grant activities

MARC's Project Coordinator and MARC's partners will monitor census tract level demographics related to housing production and preservation, as well as provide technical assistance to developers of color. MARC will analyze the advancement of policies to ensure equity is being prioritized in the jurisdictions of focus by looking at homeownership and rental units by race, ethnicity, and income.

MARC does not propose to use PRO Housing funds to fund housing units, nor is it a pass-through entity.

Budget and timeline proposals (FOA V.A.1.b.v.)

MARC understands that the projected start date is in February 2025. If awarded, MARC will work with HUD on a revised workplan based on an actual start date.

| Year 1 | | | | | | | | | | | | | | Milestone | Responsible |
|--|---|---|---|---|---|---|---|---|---|----|----|----|---|-------------------------|---------------|
| Task Details | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | | | |
| <i>Key: MARC Housing Program Manager (HPM), Project Coordinator (PC), Data Analyst (DA), Institute for Building Technology and Safety (IBTS), Kansas City Community Land Trust (KCCLT); Habitat for Humanity of Kansas City (HHKC)</i> | | | | | | | | | | | | | | | |
| Advertise and recruit for project director, data analyst | X | X | | | | | | | | | | | | Staff hired and trained | HPM |
| Develop and secure contracts with partners | X | | | | | | | | | | | | | Contracts | HPM |
| Determine data collection needs | | | | X | X | X | | | | | | | | Process in place | PC, DA |
| Review data, outcomes, and best practices, and develop strategies to address gaps | | | X | | | X | | | X | | | | X | Meetings | All |
| Track outcomes and data | | | | X | X | X | X | X | X | X | X | X | X | Reports | PC, DA |
| Review data | | | | X | X | X | X | X | X | X | X | X | X | Reports | All |
| Submit all required reports | | | X | | | X | | | X | | | | X | Reports | PC, DA |
| Establish a program leading to community adoption of pro-affordable housing land use policies, zoning codes, and processes | | | | | | | | | | | | | | | |
| Convene stakeholders to create a strategy to assessing and addressing issues within planning documents, codes, and processes | | X | X | X | X | X | | | | | | | | Meetings | IBTS, HPM |
| Develop a recognition for communities adopting pro-housing policies and codes | | | | | | | X | X | X | | | | | Recog. program | IBTS, PC |
| Identify key areas for technical assistance (TA) around regional planning models | | | | X | X | X | | | | | | | | TA work plan | IBTS |
| Establish a baseline of the implementation of building codes | | | | X | X | X | | | | | | | | Report | IBTS, PC, HPM |
| Convene building code officials and key stakeholders to discuss and integrate code updates | | X | X | X | X | X | X | | | | | | | Meetings | IBTS, PC, HPM |
| Provide TA for the implementation of updated code adoptions and amendments | | | | | X | X | X | X | X | X | X | X | X | TA provided | IBTS |

| Year 1 | | | | | | | | | | | | | | |
|---|-------|---|---|---|---|---|---|---|---|----|----|----|--------------------------------|----------------|
| Task Details | Month | | | | | | | | | | | | Milestone | Responsible |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | | |
| Develop educational training for building code officials, elected officials, and developers | | | | | X | X | X | X | X | X | X | X | Education sessions & materials | IBTS, PC |
| Creation of a community land trust (CLT) consortium to support CLT development and technical assistance (TA) | | | | | | | | | | | | | | |
| Establish the CLT consortium structure | X | X | X | X | X | X | X | X | X | X | X | X | Documents | KCCLT, HPM |
| Recruit and appoint board members | | | | | | | X | X | X | X | X | | Board list | KCCLT, PC, HPM |
| Expand CLT Lender network | | | | | | | X | X | X | X | X | | Marketing benefit | KCCLT |
| Develop uniform homeowner application with CLT pilot members | | | | | | | X | X | X | X | X | | Marketing benefit | KCCLT |
| Develop shared applicant database with CLT pilot members and CLT Lender Network | | | | | | | X | X | X | X | X | | Marketing benefit | KCCLT |
| Develop acquisition strategy to target out-of-state investor portfolios and predatory landlords | | | | | | | | | X | X | X | | Marketing benefit | KCCLT |
| Develop acquisition strategy for nonprofit land holdings | | | | | | | | | X | X | X | | Marketing benefit | KCCLT |
| Negotiate standard co-development MOU | | | | | | | X | X | X | X | X | | MOU | KCCLT |
| Develop training and TA | | | | | | | X | X | X | X | X | | Training/TA plan | KCCLT, PC |
| Create marketing and educational materials for Consortium | | | | | | | | | | X | X | | Marketing products | KCCLT |
| Identify three locations and members for scaled CLT efforts in Johnson City, KS and/or First Suburbs Coalition | | | | | | | | | | X | X | | Locations identified | KCCLT; HHKC |
| Host informational workshops | | | | | | | | | | X | X | | Workshops | KCCLT; HHKC |
| Provide TA to identify membership financing, development, and operational financing | | | | | | | | | | X | X | | TA provided | KCCLT |

| Future Years | | | | | | | | | | | | |
|--|--------|------|--------|------|--------|------|--------|------|--------|----|-----------------|---------------|
| Task Details (Key area) | Year 2 | | Year 3 | | Year 4 | | Year 5 | | Year 6 | | Milestone | Responsible |
| | Q1/2 | Q3/4 | Q1/2 | Q3/4 | Q1/2 | Q3/4 | Q1/2 | Q3/4 | Q1/2 | Q3 | | |
| Develop and launch recognition program for communities implementing codes and policies | X | X | | | | | | | | | Program outline | HPM, PC, IBTS |
| Recognize communities for pro-affordable housing codes and policies | | | X | X | X | X | X | X | X | X | Recog. events | HPM, PC, IBTS |
| Identify key areas for TA | X | X | | | | | | | | | TA plan | HPM, PD, IBTS |
| Create an implementation guidebook | X | X | | | | | | | | | Guidebook | HPM, PC, IBTS |
| Promote guidebook | | X | X | | | | | | | | Sessions | HPM, PC, IBTS |
| Conduct regional research on government structures | X | X | X | X | | | | | | | White paper | HPM, PC |
| Create educational programming for key groups to champion affordable housing | X | X | X | X | X | X | | | | | Trainings | HPM, PC, IBTS |
| Hold educational programming | | | X | X | X | X | X | X | X | X | Trainings | HPM, PC, IBTS |
| Create an educational series to understand code revisions | X | X | | | | | | | | | Trainings | HPM, PC, IBTS |
| Hold educational sessions on code revisions/recommendations | | | X | X | X | X | X | X | X | X | Sessions | HPM, PC, IBTS |
| Work with communities on the implementation of building code changes | X | X | | | | | | | | | Code updates | HPM, PC, IBTS |
| Execute MOUs with groups wishing to proceed with locally governed | X | X | X | X | X | X | X | X | X | X | MOUs | KCCLT |

| | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|-----------------------|----------------|
| CLT | | | | | | | | | | | | |
| Assist locally governed CLT in identifying membership financing | X | X | X | X | X | X | X | X | X | X | Members hip financing | KCCLT |
| Assist groups in identifying development and operational financing for CLT | X | X | X | X | X | X | X | X | X | X | Funds acquired | KCCLT |
| Seek realtor licensure for consortium staff members | X | X | | | | | | | | | Licensed staff | KCCLT |
| Conduct outreach to homeowners' associations | X | X | X | X | X | X | X | X | X | X | New outreach | KCCLT |
| Host elections for board members | X | X | | | | | | | | | Board | KCCLT |
| Provide TA to affordable housing developers | X | X | X | X | X | X | X | X | X | X | Meetings | HPM, PC, KCCLT |
| Conduct buyer outreach for CLT | X | X | X | X | X | X | X | X | X | X | Meetings | KCCLT, HHKC |
| Develop aging-in-place programming | X | X | | | | | | | | | Program Descpt. | HPM, PC, KCCLT |
| Develop buyer-initiated sales programming for CLT developers | X | X | | | | | | | | | Program Descpt. | PC, KCCLT |
| Educate consortium members about policy issues | X | X | X | X | X | X | X | X | X | X | Meetings | HPM, PC, KCCLT |
| Review and update data collection needs | X | | X | | X | | X | | X | | Process in place | PC, DA |
| Review data, outcomes, and best practices and address gaps | X | | X | | X | | X | | X | | Meetings | All |
| Track outcomes and data | X | X | X | X | X | X | X | X | X | X | Reports | PC, DA |
| Review data | X | X | X | X | X | X | X | X | X | X | Reports | All |
| Submit all required reports, including grant closeout and final report | | X | | X | | X | | X | | X | Reports | PC, DA |

1. Personnel: Federal funds requested include the PRO Housing Project Coordinator to be hired (TBH) at 88% of FTE and a Data Analyst (TBH) to assist with data collection, data collaboration across jurisdictions, research and reporting at 88% of FTE (neither include PTO). A portion (4.4% FTE) of a public affairs coordinator assists with the development and maintenance of the web page, development of messaging, and communication. A Housing Graduate Intern (TBH) will assist with grant activities at 20% FTE.

2. Fringe Benefits: Fringe benefits are requested for staff associated with the grant. This includes FICA, deferred compensation, insurance, PTO and other related benefits.

3. Travel: There are two types of travel costs for this project: Travel for two staff to attend housing-related conferences including airfare, lodging, per diem, and ground transportation. Mileage is requested for local travel for staff to attend meetings with partners, community members, and community events related to grant activities.

4. Equipment: None requested

5. Supplies: Supplies include computers and related technology for new staff and general office supplies.

6. Consultants: No funds requested.

7. Contracts and sub-awards: 7a. Contracts: MARC will have a contract for an education campaign to develop messaging and collateral materials related to the need for affordable housing.

7b. Sub-awards: MARC has three sub-recipients to complete the activities outlined and described in this section. Their expected projects include the following planned expenses:

IBTS – Funding for activities working with Johnson County, First Suburbs and stakeholders to develop and implement pro-housing land use policies, zoning codes, development processes and building codes. Costs include staff time to coordinate and implement activities, consultants with specific skills to assist with training and technical assistance.

KCCLT – Funding for activities and implementation related to development and expansion of the regional CLT Consortium in Johnson County and the First Suburbs.

Habitat – Will provide increased construction staff capacity with expansion of development through CLTs in Johnson County and First Suburbs. Project costs are all related to staff time.

8. Construction: No funds requested.

9. Other: Funding requested includes conference registration, professional memberships and office space for MARC staff. Printing and postage costs for educational material and meetings.

Indirect costs are based on MARC's current NICRA (included in the appendices). Table D-3 (below) is the first year budget with federal and leveraged funds. Table D-4 (below) shows the federal funding budget for remaining years. Years 1 and 2 are more intensive in establishing the education campaigns, developing materials and technical assistance through stakeholder meetings and working to establish basic operational infrastructure for the consortium. Out years are more of maintaining programs and activities. *Exhibit F* shows a breakout of the leveraged funds by year.

Awarded Different Dollar Amount Requested - MARC would work with subrecipients to scale the project. If HUD awards less than the requested amount, we will first prioritize the core activities: reviewing building codes, addressing land use, and developing land trust consortium (CLT). We would scale back educational activities, technical assistance, and staffing. If awarded 50% of the funding, we would reduce the number of training sessions, streamline code review, and scale back the geographic scope to the most critical areas. We would still prioritize the

development of the CLT consortium and development activities through Habitat, as this is essential for long-term housing production and preservation.

The minimum funding amount that would allow the proposal to be carried out in some form would be approximately 50% of the request. At this level, we could maintain core activities but at a reduced capacity, impacting timelines and geographic reach. Key deliverables such as training and technical assistance would be limited, and we would likely focus on fewer jurisdictions. However, we would still be able to move forward with the most critical components, such as establishing the CLT consortium and advancing key zoning and land use reforms. We would likely need to rely more on consultants than staff.

Table D-2: Year One Budget

| Expense | Federal Request | Leveraged Funds | Total |
|------------------------|---------------------|-------------------|---------------------|
| 1. Personnel | 135,836.48 | 35,693.22 | 171,529.70 |
| 2. Fringe | 69,801.06 | 18,846.02 | 88,647.09 |
| 3. Travel | 4,377.50 | 0 | 4,377.50 |
| 4. Equipment | 0 | 0 | 0 |
| 5. Supplies | 9,000.00 | 0 | 9,000.00 |
| 6. Consultants | 0 | 0 | 0 |
| 7. Contracts/Subawards | 735,039.81 | 387,941.90 | 1,122,981.70 |
| 8. Construction | | | |
| 9. Other | 8,916.82 | 1,784.66 | 10,701.49 |
| Subtotal | 962,971.67 | 444,265.80 | 1,407,237.48 |
| Indirect Costs | 69,505.49 | 18,434.26 | 87,939.75 |
| Total | 1,032,477.16 | 462,700.07 | 1,495,177.23 |

Table D-3: Years Two-Six Budget

| Expense | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1. Personnel | 140,590.76 | 145,511.43 | 150,604.33 | 155,875.49 | 161,331.13 |
| 2. Fringe | 74,231.92 | 76,395.53 | 77,890.60 | 80,616.77 | 83,438.36 |
| 3. Travel | 4,377.50 | 4,377.50 | 4,947.50 | 4,947.50 | 4,947.50 |
| 4. Equipment | | | | | |
| 5. Supplies | 750.00 | 500.00 | 500.00 | 8,500.00 | 500.00 |
| 6. Consultants | | | | | |
| 7. Contracts/ Subawards | 693,268.18 | 436,681.04 | 419,576.86 | 298,441.86 | 247,263.53 |
| 8. Construction | | | | | |
| 9. Other | 9,154.54 | 9,575.57 | 9,830.22 | 10,093.77 | 10,366.56 |
| Subtotal | 922,372.89 | 673,041.07 | 663,349.51 | 558,475.39 | 507,847.07 |
| Indirect Costs | 72,610.06 | 75,004.55 | 77,231.29 | 79,934.38 | 82,732.09 |
| Total | 994,982.96 | 748,045.62 | 740,580.80 | 638,409.78 | 590,579.16 |

Mid-America Regional Council

HUD PRO Housing Grant

Exhibit E – Capacity

Exhibit E – Capacity

What capacity do you and your Partner(s) have? What is your staffing plan?

The Mid-America Regional Council (MARC) is a non-profit association of city and county governments and is the metropolitan planning organization (MPO) for the bi-state Kansas City metro region. MARC is governed by a board of directors consisting of local elected officials and has over 50 years of experience convening partners and coordinating planning efforts on issues that cross city, county, and state lines. MARC's departments cover many issues close to the people of the region, including early learning, aging, transportation, climate and environment, housing, and public safety. MARC's research services department collects, analyzes, and reports regional data related to economic forecasting, quality of life indicators, and demographic trends.

Federal grant experience: MARC is the lead entity in implementation and administration of the activities and proposed work plan under this opportunity. In MARC's 52-year history, it has successfully received and administered federal grants of various sizes across multiple departments and areas of work, including early childhood education, emergency services, transportation and environment, among others. Entities that have provided funding to MARC to administer in the past include the Department of Health and Human Services, Department of Justice, Department of Transportation, and Department of Commerce. Because of MARC's extensive experience in acquiring and maintaining grants similar to this opportunity, it has systems in place to ensure accurate tracking of activities and funds over the life cycle of the grant.

Staffing and organizational charts for MARC and partners

MARC: MARC's housing program is within the Local Government Services department, which is led by the Director of Local Government Services (currently vacant). Programs within the Local Government Services Department include Emergency Services and 9-1-1 public safety, Government Training Institute, Regional Housing Partnership (RHP), and other shared services. The Director provides executive administration and supervises Katie Killen, the Housing Program Manager.

Killen will directly supervise the Project Coordinator (PC) of the PRO Housing grant. Killen's level of effort will be 17.6% FTE time, which will be provided in-kind. Killen has been Housing Program Manager since 2021 and leads the RHP work. Her work includes developing and maintaining relationships with partners agencies, establishing the division of partnership duties for accomplishing joint objectives of the RHP, and managing staff including the Housing Specialist and Graduate-level Housing Intern. Killen plans, applies, coordinates, and executes the delivery of RHP grants and program deliverables. Killen oversees the identification and recruitment of diverse stakeholders to form and support the RHP strategy committee. Killen also coordinates with the research services department (RSD) on housing research priorities. She oversees the selection, management, and use of consultants, including procurement, negotiating contracts, monitoring deliverables for quality assurance, providing support, and evaluating performance.

Killen has a juris doctor from the University of Missouri - Kansas City School of Law and has a master's degree in public administration from the University of Kansas. Killen has represented tenants and worked with neighborhoods on a variety of issues related to zoning and affordable housing. Killen also worked for the City of Shawnee, Kansas, as an assistant to the city manager and then as the assistant city manager.

MARC will hire one FTE HUD Housing Program Coordinator (PC) who will lead the HUD PRO Housing grant activities and will be supervised by Killen. The level of effort of the PC on the grant will be 88.0% (actual working hours). The PC will be responsible for program management and working with the subrecipients to implement the project. The PC will work with the research manager and the data analyst to compile reports for HUD reporting.

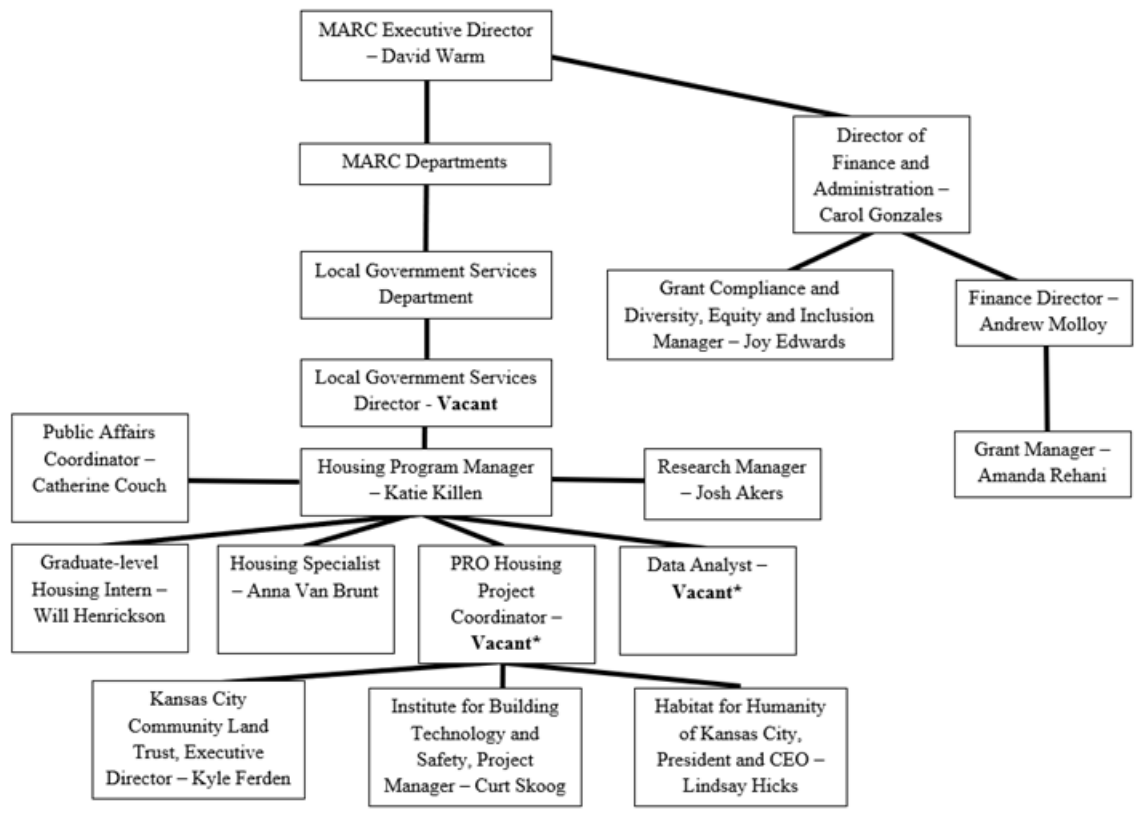
Anna Van Brunt has been the Housing Specialist since early 2024. Van Brunt will dedicate 17.6% of the time to HUD PRO Housing grant activities, which will be provided in-kind. The Housing Specialist assists with education, outreach, research, and supporting the team.

MARC’s graduate intern in housing will spend 20.0% FTE on the HUD PRO Housing grant activities. The intern will work with the PC on education and outreach-related activities, research, and supporting the team.

MARC’s public affairs and communication coordinator will spend 4.4% on HUD PRO Housing grant activities. This includes the development and maintenance of the website page for the HUD PRO Housing project and the development of communication pieces.

MARC’s Research Manager, Josh Akers, will devote 8.8% FTE on PRO Housing activities if awarded, which will be provided in-kind. This will include providing research guidance to the data analyst and ensuring effective reporting on outlined long-term measures. His work in the last two years has been pivotal in the regional housing data work.

MARC will hire one FTE data analyst who will dedicate 88% of the time to HUD PRO Housing grant activities, including the development of key metrics, data collection, and analysis, and assistance with reporting in the DRGR reporting system. Additionally, this analyst will work closely with Johnson County, the cities within it and the First Suburbs Coalition (FSC) around data sharing needed for local analysis and collaboration.



Institute for Building Technology and Safety (IBTS): Curt Skoog, Project Manager, will be IBTS’s overall project lead. He will coordinate the scope of work with MARC’s team and IBTS staff for successful completion of activities associated with land use, building codes, zoning and development processes and will be active leading meetings with stakeholders.

Mark Manville, IBTS’s Building Code subject matter expert (SME), will lead IBTS’ effort to establish a current baseline relative to existing building code series and work with MARC to develop a convening strategy for building officials and key stakeholders affected by building code changes.

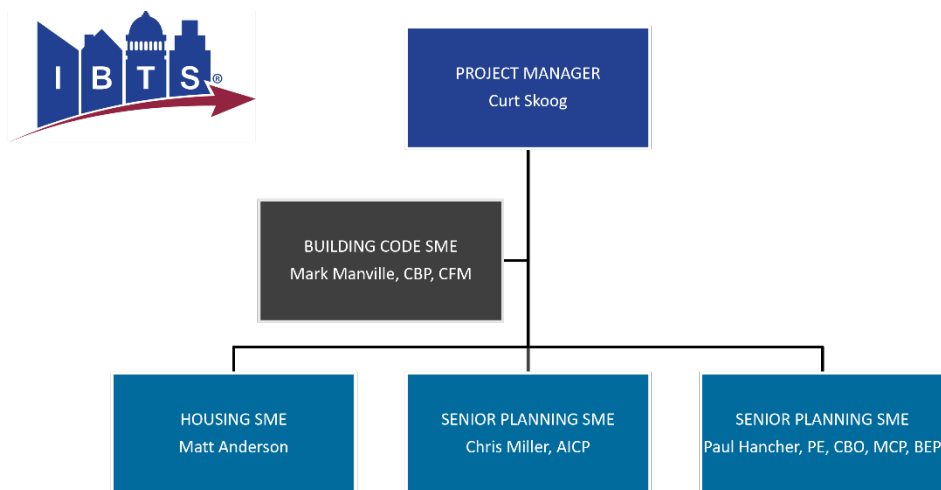
Matt Anderson, IBTS’s Housing SME, will support the IBTS team with his insight into building code requirements and alternatives that will provide options to reduce construction costs and reduce energy usage.

Chris Miller, IBTS’s Senior Planning SME, will assist Mr. Skoog to create a series of educational opportunities for elected officials to learn more about the regional consensus on adoption of codes and the key amendments and rationale. This effort will include the creation of programming and collateral items to supplement existing ICC education culminating in the adoption of local code amendments.

Paul Hancher, another IBTS Senior Planning SME, will assist with this project through bringing his extensive experience in applying building codes to projects across the country while maintaining building safety.

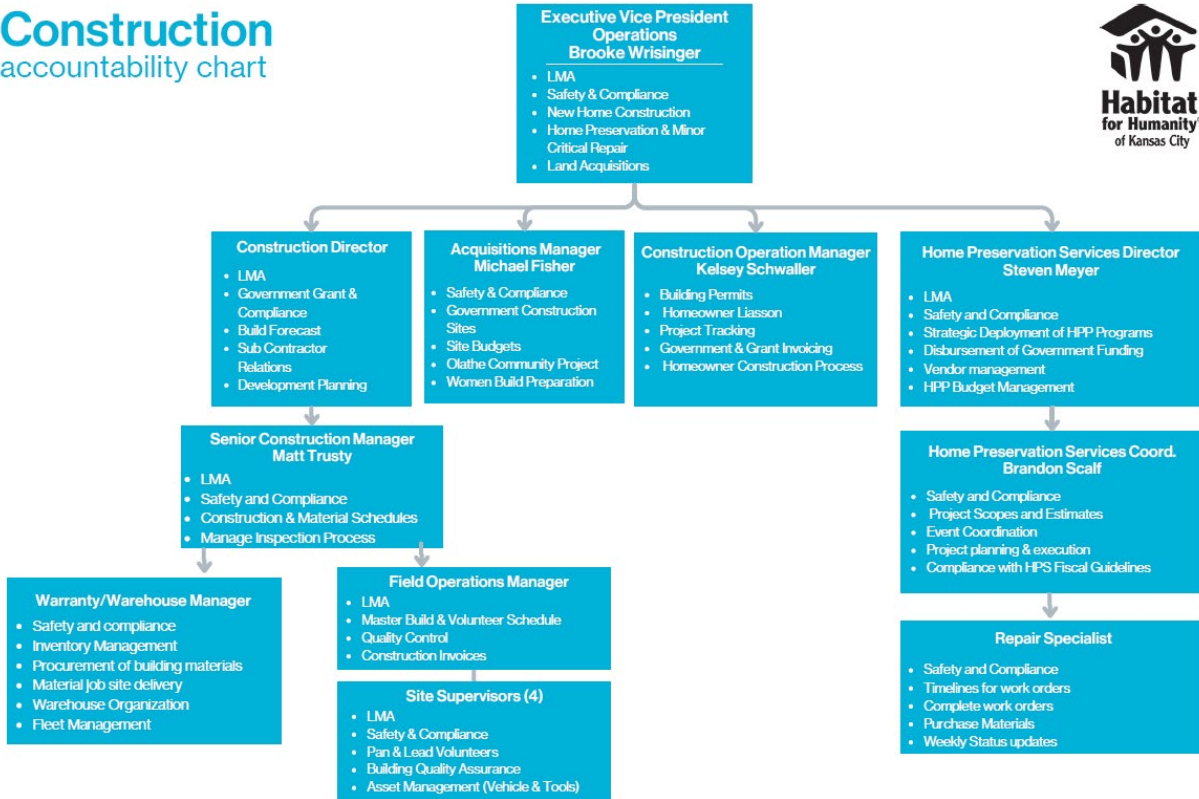
IBTS will use Shockey Consulting Services, a local management consulting, planning, and community engagement consulting services agency, to help guide implementation.

None of the IBTS staff or consultants listed will be full-time on this project. There are no gaps, vacancies, or positions contingent on award.

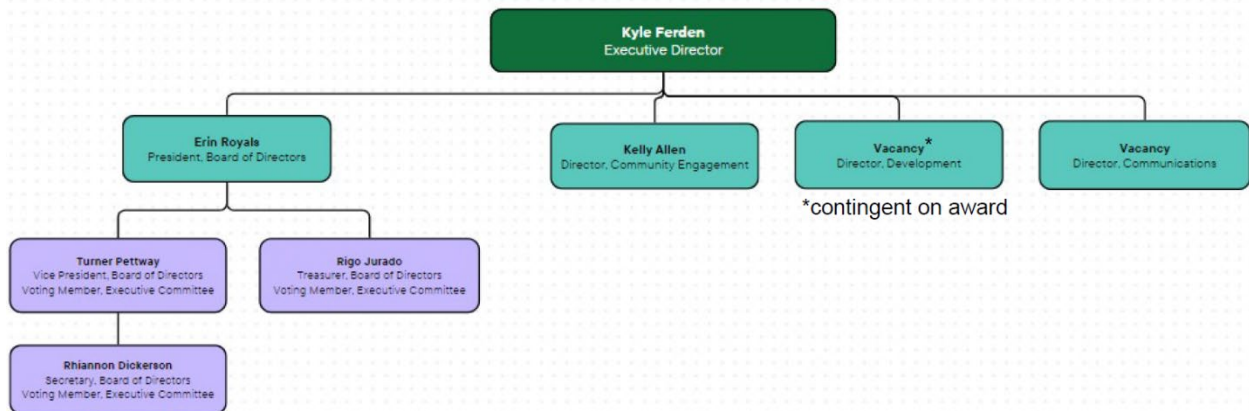


Habitat for Humanity of Kansas City (Habitat): One position is contingent on the award: an additional site supervisor. The roles and responsibilities are defined on the organization accountability chart provided below. LMA stands for Leadership, Management and Accountability. (Org chart on next page)

Construction accountability chart



Kansas City Community Land Trust (KCCLT): KCCLT’s day-to-day operations are led by Kyle Ferden, Executive Director, a practicing attorney with a background in real estate development and finance, and overseen by Erin Royals, President of the Board of Directors and voting member of the KCCLT Executive Committee. Kelly Allen is the Director of Community Engagement and KCCLT’s 2nd full-time staff member. Allen manages engagement with community stakeholders, individual homeowners, and neighborhood groups. The Director of Development, contingent on the award, will oversee KCCLT’s funding and real estate development projects. If funding is not awarded, KCCLT would need to reconfigure its budget to cover staffing needs for communications and marketing duties.



Lead implementation agency, role and management capacity

MARC will lead implementation and effective completion of all activities outlined within this application. The PC will manage projects under the funding opportunity and ensure consistent and timely communication with partners. The projects included in this application align closely with MARC's housing program goals, described in Exhibit D. The timing of this opportunity and the foundation that has been set to create these goals lends to the organizational capacity and commitment to moving these outlined projects forward.

As the Metropolitan Planning Organization (MPO) and Council of Governments (COG) for the bi-state 9 counties and 119 cities of the Kansas City metro area, MARC has strong relationships with local governments and the social service agencies, development, and business partners that do their work in these communities. These relationships strategically position MARC to act as the lead agency and grantee for this opportunity.

MARC's relevant project management, quality assurance, financial and procurement, and internal control capacity to quickly launch and implement a major project

MARC has 50-year of history of administering and managing the projects in grants similar to this opportunity. MARC has policies and procedures in place that comply with federal guidelines for monitoring subrecipients of grants. This includes conducting risk assessments prior to or at the time of the contract, collection and review of program and fiscal reports by the program manager and the grant manager, subrecipient monitoring, and desk audits completed annually by the grant manager. MARC's existing grant administration and financial systems have proven successful consistently. This ensures MARC has the capacity to quickly launch this project if awarded funding.

MARC's housing work has grown immensely since its inception almost three years ago. Killen will be responsible for overseeing the PC, in addition to the ongoing housing program. Her work with the RHP has continuously demonstrated capability to follow-through and execute projects to the highest of standards. In early 2024 MARC hired Housing Specialist Anna Van Brunt, to assist with the Regional Housing Partnership's growing body of work, along with other projects. The work history of the Program Manager and Housing Specialist, both of which will dedicate a portion of their time to executing the activities of this proposal, exhibits the capacity needed to implement the projects identified in this application within a short period of time and with high quality standards. This commitment is shared by the partners MARC has chosen to share this work's implementation.

Accounting policies and procedures: MARC has many policies and procedures ensuring the accurate accounting of grants. MARC's grant managers are responsible for establishing and maintaining an internal control structure in the accounting system. When a grant is awarded, each opportunity is assigned a unique grant and project number, account strings for the income statement, and balance sheet accounts are set up. Budgets are imported into the current accounting software, which MARC plans to modernize throughout 2025. Expenses are recorded using the appropriate account string and reviewed and approved by program staff and grant managers. Finance personnel review and approve all transactions for compliance before charging against grant funds. The program manager and grant accounting staff review each month's expenditures as part of the regular reimbursement request and reconciliation processes to ensure that project personnel accurately code charges against the grant, finance personnel correctly code charges to the appropriate cost center, and personnel time and effort reimbursements are correct. All finance and administrative personnel that will be involved if awarded can be found in MARC's organizational chart above.

MARC complies with all procurement standards as set forth by the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards in 2 CFR Part 200. The Government Finance Officers Association of the United States and Canada (GFOA) has awarded a Certificate of Achievement for Excellence in Financial Reporting to MARC for its comprehensive financial report each year since 1982.

MARC's leadership capacity and legal authority to effectively implement your proposed reforms and jurisdictional securing support

As the regional MPO, MARC works closely with officials at all levels of government within its member communities. MARC's Board of Directors is comprised entirely of elected officials representing the Kansas City region. The MARC Board is highly engaged in programs within MARC's eight policy goal areas and take initiative by leading efforts in their home communities. While MARC does not have direct legal authority to require implementation, many regional policy changes have started and were facilitated through MARC's convening, technical assistance and ability to build relationships and momentum for adoption. Johnson County has been involved in drafting and reviewing this application.

Partners capacities and credentials and dependency on implementation

The projects outlined in this opportunity will not be possible without coordinating partners. MARC will work with subject matter experts of the IBTS, Habitat, and KCCLT as partners and subrecipients in this proposal.

IBTS is a 501(c)3 nonprofit organization that is guided by a board of directors consisting of national associations representing city, county, and state-level governments: International City/County Management Association, National League of Cities, the National Association of Counties, and the Council of State Governments. IBTS will be responsible for implementing work with cities and counties in the geographic region to review building codes, zoning, and development processes to identify and mitigate barriers to affordable housing. IBTS has extensive experience serving local governments by using data, planning, and training to address housing challenges in communities.

KCCLT is a 501(c)3 nonprofit organization created to acquire and hold land and secure affordable access for the community's benefit. KCCLT acquires property and seeks to create homes and a sustainable use of limited subsidies, recycling the subsidy that made that home attainable to create perpetual affordability. Subsidies used by KCCLT do not enter the market nor are they provided to investors. KCCLT will be responsible for establishing and supporting the regional community land trust (CLT) consortium. KCCLT has started scaling this model and has engaged in promising conversations throughout the region including Johnson County.

Habitat began in 1979 and is currently the largest nonprofit home builder in the Kansas City region. Habitat recently engaged with KCCLT to create 14 affordable homes in southern Johnson County that will be placed within the community land trust consortium upon the project's completion. This partnership demonstrates the strength of the Consortium Model and will be a key case study for the expansion and further development of the Consortium outlined in this proposal.

Describe MARC's and partners' experience working with and coordinating similar partners

MARC has served as a lead convener and coordinator of partners across the region for over 50 years. MARC convenes hundreds of partners in committees each month across its departments, with members representing local governments, elected officials, non-profits, residents and business community partners. For example, The FSC, is highly engaged in MARC efforts and

has been successful in implementing policy change throughout their history of convening. This has included developing and promoting guidebooks for communities around the topics of universal design and recognition programs such as Communities for All Ages that the proposed recognition program is based around. Additionally, the FSC Workforce Housing report was the impetus for the regional housing work now undertaken at MARC through the Regional Housing Partnership (RHP).

The RHP staff has successfully completed several projects that require similar levels of engagement, education, reporting and monitoring including the Regional CLT Business Plan, convening stakeholders for Regional Housing Fund Business Plan, and coordinating the RHP strategy Committee made up of several regional stakeholders.

The RHP's work is currently funded entirely using local philanthropic dollars. Rather than engage with funding partners only when reporting is required, MARC and LISC work closely with funders to align efforts, evaluate projects, and find more opportunities for collaboration. This collaboration also creates space to work across funding opportunities with other partners within the philanthropic community.

Partners' experience: IBTS has extensive experience in working with and coordinating partners, contractors, funders, subrecipients, and other stakeholders on large-scale projects similar to the proposed activities for the HUD PRO Housing Grant. Over its 50-year history, IBTS has collaborated with federal agencies, local governments, and community stakeholders, providing services such as building code enforcement, disaster recovery, and resilience planning. IBTS has partnered with FEMA, HUD, and other governmental organizations to manage complex, multi-year projects involving housing, infrastructure, and community development. One example of their collaborative work is providing technical support for FEMA's manufactured housing program, where IBTS coordinated with manufacturers, government agencies, and contractors to ensure compliance and quality control. Similarly, IBTS has worked on significant community resilience projects, such as in Puerto Rico's recovery following Hurricanes Maria and Irma, where they engaged local stakeholders, federal funders, and local government officials to develop comprehensive recovery plans.

IBTS is well-versed in coordinating efforts across multiple entities, using its multidisciplinary teams to provide smooth project execution, risk management, and compliance. This depth of experience positions IBTS to effectively manage and coordinate its proposed activities for the HUD PRO Housing Grant.

Habitat has worked with coordinating partners in almost all its programming. A few specific examples of Habitat's work that is similar to their role is working with Johnson County to develop the Olathe Pathways Project. This involved a great deal of community engagement, partners across multiple jurisdictions, diverse funding streams. When completed it will be the first community brought under a CLT in Johnson County.

In coordination with the Regional Housing Partnership, KCCLT has successfully started executing on a regional community Land Trust Consortium business model. KCCLT has added new and established nonprofit partners to its list of CLT development organizations (Housing Dept. of Johnson County, Habitat, Community LINC Housing, Jerusalem Farm, Englewood Arts District, and others). Through these partnerships, KCCLT now has a pipeline of 100+ owner-occupied homes under development over the next 2 years.

Who wrote this application

This application was developed and written by MARC staff. MARC staff involved in the application include Housing Program Manager Katie Killen; Research Manager Josh Akers; and

Housing Specialist Anna Van Brunt. Specific partner narratives that were included to demonstrate partner capacity and similar activities were written by Lindsay Hicks, President and CEO of Habitat, Kyle Ferden, Executive Director of KCCLT, and Gini Hief, Sr. Proposal Manager at IBTS. Johnson County Housing Coordinator Megan Foreman and Hief provided a review and suggested narrative updates in sections.

Experience working with civil rights and fair housing issues

MARC and its staff have a wide variety of experience in working with civil rights, fair housing issues, and creating more equitable systems across the region. Some of the efforts include MARC's Research Services (RSD) department that provides and publicizes data about housing trends, spotlighting differences across fair housing protected classes in addition to historically marginalized identities throughout our region. The RSD team, in coordination with the Housing Program, created and maintains the Housing Data Hub that includes community-specific metrics such as demographic information on income, education, and race, information about supply including occupancy, housing stock age, a LIHTC property dashboard, cost-burdening information for both renters and homeowners. It also hosts a dashboard covering the historic red-lining practices across the Kansas City metro area, including a map that shows where this red-lining occurred and what effects it continues to have on populations of people in poverty and home values today. All data throughout the hub can be downloaded by the selected geography and used to help support policy development and educate communities.

Partners: Habitat is working with the National Fair Housing Alliance to define ways to advance this work. Habitat is also one of 14 affiliates that was awarded an Advancing Black Homeownership grant to analyze and address racial and economic disparities in Kansas City. This program is helping to close the racial homeownership gap throughout the region every day.

KCCLT's team has deep knowledge and experience in fair housing, real estate law, and how those topics intersect with racial and economic disparities.

As part of the region's efforts to affirmatively further fair housing, IBTS in partnership with MARC has implemented strategies that align with the Fair Housing Act. These include reviewing zoning and building codes to remove barriers to affordable housing and encouraging mixed-income developments that provide more equitable housing opportunities.

Mid-America Regional Council

HUD PRO Housing Grant

Exhibit F – Leverage

Exhibit F – Leverage

MARC is leveraging a total of \$2,781,845.21 towards this project which represents 59% of the federal dollars requested \$4,745,075.47. The total project with federal dollars and leverage is \$7,526,920.68. Commitment letters are included in the attachments. Below is a chart outlining the sources and total amount of leverage.

| Organization | Amount (Total for full grant period) | Source |
|----------------------------------|--------------------------------------|---------|
| Mid-America Regional Council | \$589,677.39 | In-kind |
| Kansas City Community Land Trust | \$1,383,615.82 | In-kind |
| Habitat for Humanity Kansas City | \$808,551.00 | In-kind |
| Total Leverage Commitment | \$2,781,845.21 | |
| Federal funds requested | \$4,745,075.47 | |

Leveraged Funds

| Expense | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|----------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| 1. Personnel | \$35,693.22 | \$36,942.49 | \$38,235.47 | \$39,573.71 | \$40,958.79 | \$42,392.35 |
| 2. Fringe | \$18,846.02 | \$19,505.63 | \$20,188.33 | \$20,894.92 | \$21,626.24 | \$22,383.16 |
| 3. Travel | | | | | | |
| 4. Equipment | | | | | | |
| 5. Supplies | | | | | | |
| 6. Consultants | | | | | | |
| 7. Contracts/ Subawards | \$387,941.90 | \$427,414.65 | \$408,974.65 | \$360,713.83 | \$328,171.47 | \$378,951.33 |
| 8. Construction | | | | | | |
| 9. Other | \$1,784.66 | \$1,847.12 | \$1,911.77 | \$1,978.69 | \$2,047.94 | \$2,119.62 |
| Subtotal | \$444,265.80 | \$485,709.89 | \$469,310.23 | \$423,161.15 | \$392,804.44 | \$445,846.46 |
| Indirect Costs | \$18,434.26 | \$9,079.46 | \$19,747.24 | \$20,438.40 | \$21,153.74 | \$21,894.12 |
| Total Leverage | \$462,700.07 | \$504,789.35 | \$489,057.47 | \$443,599.55 | \$413,958.19 | \$467,740.58 |

600 Broadway, Suite 200
Kansas City, Missouri 64105-1659

816-474-4240
816-421-7758 FAX
marcinfo@marc.org
www.marc.org



September 25, 2024

Kimberly Nash
U.S. Department of Housing and Urban Development
HUD PRO Housing

Dear Kimberly:

Mid-America Regional Council (MARC) is writing to commit leveraged funding for our proposal to the U.S. Department of Housing and Urban Development’s PRO Housing grant opportunity (FR-6800-N-98). The proposed project will reduce barriers to affordable housing and increase the production and preservation of affordable housing to meet the acute housing demands in MARC’s service area primarily working with Johnson County, Kansas, through our First Suburbs Coalition.

As the lead applicant, MARC will be responsible for grant administration and implementation of all proposed activities contained in the application. MARC will leverage in-kind resources in the amount of:

| | |
|--------|---------------|
| Year 1 | \$ 99,758.17 |
| Year 2 | \$ 152,374.71 |
| Year 3 | \$ 80,082.82 |
| Year 4 | \$ 82,885.72 |
| Year 5 | \$ 85,786.72 |
| Year 6 | \$ 88,789.25 |

MARC commits a total of \$589,677.39 throughout the life of the grant. The leveraged funds will be used for staff salaries and benefits, office space for staff, community education, and indirect costs needed to accomplish the PRO Housing grant activities. The funding is available to be used as leverage for the specific activities in the application.

Sincerely,

David A. Warm
Executive Director and Authorized Representative

Chair
Janeé Hanzlick
Commissioner
Johnson County,
Kansas

1st Vice Chair
Beto Lopez
Mayor Pro Tem
Lee’s Summit,
Missouri

2nd Vice Chair
Damien Boley
Mayor
Smithville,
Missouri

Treasurer
Holly Grummert
Councilmember
Overland Park,
Kansas

Secretary
Dr. Bridget McCandless
Councilmember
Independence,
Missouri

Executive Director
David A. Warm



We build strength, stability and self-reliance *through shelter.*

September 23, 2024

David Warm
Mid-America Regional Council (MARC)
600 Broadway Blvd., Ste 200
Kansas City, MO 64105

Dear David,

Habitat for Humanity of Kansas City is pleased to offer this letter of leverage commitment for Mid-America Regional Council's (MARC) proposal in response to the U.S. Department of Housing and Urban Development's PRO Housing grant opportunity (FR-6800-N-98). The proposed project will reduce barriers to affordable housing and increase the production and preservation of affordable housing to meet the acute housing demands in MARC's geographic service area.

Since 1979, Habitat KC has built or renovated more than 1,000 homes in Wyandotte, Leavenworth, and Johnson counties in Kansas; and Clay, Platte, and Jackson counties in Missouri. In addition to providing affordable housing, Habitat KC has helped thousands of families through financial literacy and the Helping Others Prosper through Empowerment (HOPE) program. As the seventh oldest affiliate of Habitat for Humanity International and the largest nonprofit homebuilder in the Kansas City area, Habitat KC builds strong and stable neighborhoods by building strong and stable homes. Habitat KC believes that low- and medium-income families need their income spent on housing to serve two purposes: to provide a decent, affordable place to raise a family and to build wealth through homeownership. Last fiscal year, Habitat KC partnered with more than 1,800 families on their pathways to housing stability.

Habitat KC has partnered with MARC for a variety of projects over the past decade including the Regional Housing Partnership, Aging and Adult Care Integrated Network, and the Solid Waste Management grant. Each of these partnerships has enabled us to provide the affordable housing solutions our community needs to thrive.

Habitat for Humanity of Kansas City commits the following resources as leveraged support for PRO Housing grant activities. The funding is available to be used as leverage for the specific activities in the application.

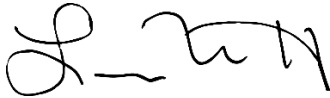
- 808,551 dollars towards MARC's PRO Housing program for staff salaries that are increasing the number of homeownership opportunities in Johnson County. This match commitment will be available from February 1, 2025 through September 30, 2030.

1423 E Linwood Blvd, Kansas City, MO 64109 **tel** (816) 924-1096

habitatkc.org | info@habitatkc.org | @habitatkc

- Year 1 leverage – 125,000.00
- Year 2 leverage – 128,750.00
- Year 3 leverage – 132,613.00
- Year 4 leverage – 136,591.00
- Year 5 leverage – 140,689.00
- Year 6 leverage – 144,909.00

Sincerely,



Lindsay Hicks
President and CEO
(913)475-9466
Lhicks@habitatkc.org



September 18, 2024

David Warm
Mid-America Regional Council (MARC)
600 Broadway Blvd., Ste 200
Kansas City, MO 64105

Dear David,

Kansas City Community Land Trust, Inc. (KCCLT) is pleased to offer this letter of leverage commitment for Mid-America Regional Council’s (MARC) proposal in response to the U.S. Department of Housing and Urban Development’s PRO Housing grant opportunity (FR-6800-N-98). The proposed project will reduce barriers to affordable housing and increase the production and preservation of affordable housing to meet the acute housing demands in MARC’s geographic service area.

KCCLT is an affordable housing nonprofit that develops and maintains permanently affordable housing in the Kansas City metropolitan region through use of the community land trust (CLT) model of land stewardship. KCCLT primarily serves individuals making between 40-80% of the area median income, and acts as equity partner to offset the upfront and ongoing costs of home ownership. We are grateful for our partnership with MARC and for the resources it has made available to our mission through its work on the Regional Housing Partnership. Through the partnership with MARC and Habitat for Humanity of Kansas City, we have been able to develop a purpose-built CLT subdivision in Olathe, KS—one of the most expensive areas of the metro.

KCCLT commits the following resources as leveraged support for PRO Housing grant activities. The funding is available to be used as leverage for the specific activities in the application.

- \$1,383,615.82 towards MARC’s PRO Housing program for capacity expansion, hiring of key staff, and programming necessary to build a robust, self-sustaining ecosystem of CLT homes in the Greater Kansas City metro region. This match will be available for 6 years, as more particularly allocated below:
 - Year 1 leverage - \$237,941.90
 - Year 2 leverage - \$223,664.65
 - Year 3 leverage - \$276,361.65
 - Year 4 leverage - \$224,122.83
 - Year 5 leverage - \$187,482.47
 - Year 6 leverage - \$234,042.33

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Ferden', with a stylized flourish extending to the right.

Kyle Ferden
Executive Director
(319) 239-4682

Mid-America Regional Council

HUD PRO Housing Grant

Exhibit G – Long-term Effect

Exhibit G – Long-term Effect

What permanent, long-term effects will your proposal have? What outcomes do you expect?

Key barriers to producing and preserving affordable housing

The key barriers identified by our focus communities and addressed in this proposal include zoning, land use and building codes; Systemic racism; NIMBYism and misinformation; Competitive investment buyers; Political will; and Anti-affordable development legislation.

Approach to permanently removing barriers

MARC and its partners seek to remove barriers to producing and preserving affordable housing by:

1. Assisting communities in reviewing and updating land use, zoning, and development processes.
2. Assisting communities in reviewing and updating building codes.
3. Implementing and expanding the Regional Community Land Trust Consortium, specifically with outreach and support for CLT development within the Johnson County, Kansas and the First Suburbs.

Measurable outcomes

By creating more opportunities through regulatory reform, development process improvement, and community education through the first two activities, these new policies would enable an increase in affordable housing. Expanding the CLT model will actively produce and preserve affordable housing. Table G-1 details expected outcomes that would be monitored for this grant.

Table 1G-1: Outcomes and metrics

| Outcome | Data | Data Source | Data collection |
|--|---|--------------------------------|------------------------|
| Increased number of units | Production, income level | Internal reports from projects | Annual |
| Increased number of units preserved | Production, income level | Internal reports from projects | Annual |
| Increased use of CLT model in the region | <ul style="list-style-type: none"> • Number of memberships by category • Areas of the region working with CLT consortium • Number of units | Internal reports | Annual |
| Increased understanding of the need for affordable housing | Number of engagements | Internal reports | Annual |
| Increased understanding of the CLT model | <ul style="list-style-type: none"> • Number of trainings • Number of individuals | Training registrations | Annual |
| Increased number of CLT units preserved by income | Production, income level | Internal reports | Annual |

| Outcome | Data | Data Source | Data collection |
|---|---|-----------------------------|-----------------|
| Increased number of CLT units created | Production, income level | Internal reports | Annual |
| Increased number of adopted building code updates incorporating resiliency recommendations for increasing housing affordability | Adopted ordinances, resolutions | Tracking community adoption | Monthly, annual |
| Increased number of adopted building code updates incorporating overall affordability recommendations | Adopted ordinances, resolutions | Tracking community adoption | Monthly, annual |
| Increase in the number of adopted land use/ development policies or processes included and building policies that incorporate universal design/accessibility standards for affordable housing | Adopted policies, ordinances, resolutions | Tracking community adoption | Monthly, annual |
| Increase in the number of newly adopted land use/ development policies or processes included as recommendations to increase housing affordability | Adopted policies, ordinances, resolutions | Tracking community adoption | Monthly, annual |
| Increase in the number of zoning code updates included in recommendations that increase housing affordability | Adopted ordinances, resolutions | Tracking community adoption | Monthly, annual |
| Increased understanding of land use policies, building codes, and the connection to affordable housing | <ul style="list-style-type: none"> • Number of elected officials and commissioners attending training • Number of local government staff convenings/trainings | Training registrations | Annual |

Long-term sustained production

Removal of the barriers identified in this proposal will have a production impact for far longer than this grant's duration. The region has been underbuilding for over a decade, necessitating a response that includes the outlined activities. Updating zoning, land use, and building codes and ensuring an efficient timeline for development will allow for more housing types where there has previously been little variety for the foreseeable future. The educational components integrated across all activities will directly work to dismantle systemic racism, and combat NIMBY narratives driven by misinformation. By extending this education to elected officials who are being swayed by misinformation from small but loud NIMBY groups in the communities of focus, MARC and its partners will work to shift a long-term lack of political will. It is MARC's

intent to build this political will for more attainable housing that could counteract previous legislation hindering affordable housing development. Finally, the activities of the CLT consortium would lead to long-term affordability. By the CLT structure, subsidies would be passed from homeowner to homeowner, keeping stock affordable in perpetuity. As the CLT consortium expands, the goal is that this structure keeps property that would previously be acquired by large-investment groups in the control of communities.

Achievements

MARC and its partners, upon completion of the grant-funded activities, will achieve several outcomes. This includes adoption of pro-housing policies for zoning, land use, building codes, and permit approval processes, and the continued development and expansion of a regional CLT consortium. Research conducted on government structures will provide a basis for addressing strategies to ensure housing policy and planning are consistent across departments within jurisdictions. Development of best practices and a guidebook will provide communities with institutional knowledge. These activities will decrease barriers to affordable housing development and preservation to achieve broad geographic housing goals. In addition, the region will be able to increase the number of affordable housing units developed and preserved resulting in a decrease in acute housing needs of the counties and cities in the geographic region.

Model for communities

MARC's proposal is a model for communities by addressing the needs of priority geographies through collaborative regional efforts. This approach is important in achieving sustainability and equity in affordable housing production and preservation. Regional coordination and collaboration provide an opportunity to pool resources and harmonize policies and practices to stabilize and grow. Communities and jurisdictions across the region can adopt these model policies as a best practice.

Success at the end of the period of performance or beyond

An annual plan with benchmarks and proposed increases will be developed within the first three months of implementation. MARC's PC and data analyst will be responsible for tracking outcomes and reporting to HUD.

Long-term effect on removing barriers to affordable housing production

Working through proven regional groups who have collectively advanced policy and best practices advances the opportunity to decrease segregation for people of color and provides an opportunity to increase access to well-resourced neighborhoods and communities. This is achieved by increasing housing types and processes to bring down the cost of housing development and types of housing produced. Much of the affordable housing in the region is occupied by individuals with higher incomes, making it harder for individuals with lower incomes to access affordable housing. By harmonizing policies, increasing production and preservation, there will be more housing choice, distributed geographically, that are available for all income levels, increasing the availability for those at the lowest income levels.



We build strength, stability and self-reliance *through shelter.*

September 23, 2024

David Warm
Mid-America Regional Council (MARC)
600 Broadway Blvd., Ste 200
Kansas City, MO 64105

Dear David,

Habitat for Humanity of Kansas City is pleased to offer this letter of commitment for Mid-America Regional Council's (MARC) proposal in response to the U.S. Department of Housing and Urban Development's PRO Housing grant opportunity (FR-6800-N-98). The proposed project will reduce barriers to affordable housing and increase the production and preservation of affordable housing to meet the acute housing demands in MARC's geographic service area.

Since 1979, Habitat KC has built or renovated more than 1,000 homes in Wyandotte, Leavenworth, and Johnson counties in Kansas; and Clay, Platte, and Jackson counties in Missouri. In addition to providing affordable housing, Habitat KC has helped thousands of families through financial literacy and the Helping Others Prosper through Empowerment (HOPE) program. As the seventh oldest affiliate of Habitat for Humanity International and the largest nonprofit homebuilder in the Kansas City area, Habitat KC builds strong and stable neighborhoods by building strong and stable homes. Habitat KC believes that low- and medium-income families need their income spent on housing to serve two purposes: to provide a decent, affordable place to raise a family and to build wealth through homeownership. Last fiscal year, Habitat KC partnered with more than 1,800 families on their pathways to housing stability.

Habitat KC has partnered with MARC for a variety of projects over the past decade including the Regional Housing Partnership, Aging and Adult Care Integrated Network, and the Solid Waste Management grant. Each of these partnerships has enabled us to provide the affordable housing solutions our community needs to thrive.

We commit to collaborating with MARC in the following way for this project.

- Scaling the number of homeownership opportunities we provide in Johnson County by increasing new construction homes being built.
- Partnering with the Kansas City Community Land Trust to ensure that units built remain affordable for low to moderate income families.
- Hosting informational workshops for the community members and clients to learn more about Habitat KC's homeownership programming and the Land Trust.

1423 E Linwood Blvd, Kansas City, MO 64109 **tel** (816) 924-1096

habitatkc.org | info@habitatkc.org | @habitatkc

The amount of funding requested is \$711,525. This amount is calculated by aggregating a pro-rata amount of staff time who would be involved in deploying the grant. This funding request supports eligible expenses, including staff salaries to complete the key activities.

As a subrecipient of MARC, Habitat for Humanity of Kansas City, certifies the following:

- Habitat for Humanity of Kansas City's code of conduct/policy statement complies with the "Conducting Business in Accordance with Ethical Standards" section of the Administrative, National and Department Policy Requirements and Terms for HUD Financial Assistance Awards, as well as HUD requirements including the ethical standards related to conflicts of interest for procurements in 2 CFR 200.318(c) and 2 CFR 200.317, and HUD-specific conflict of interest standards.
- Habitat for Humanity of Kansas City does not have any outstanding civil rights matters.
- Habitat for Humanity of Kansas City has reviewed and signed the HUD 424-B Assurances.

We are grateful for the opportunity to impact more families lives through the housing solutions they need. Through this partnership, we will be able to do so across the Kansas City metro.

We look forward to working with MARC and the other project partners.

Sincerely,



Lindsay Hicks
President and CEO
(913)475-9466
Lhicks@habitatkc.org



September 18, 2024

David Warm
Mid-America Regional Council (MARC)
600 Broadway Blvd., Ste 200
Kansas City, MO 64105

Dear David,

Kansas City Community Land Trust, Inc. is pleased to offer this letter of commitment for Mid-America Regional Council's (MARC) proposal in response to the U.S. Department of Housing and Urban Development's PRO Housing grant opportunity (FR-6800-N-98). The proposed project will reduce barriers to affordable housing and increase the production and preservation of affordable housing to meet the acute housing demands in MARC's geographic service area.

KCCLT is an affordable housing nonprofit that develops and maintains permanently affordable housing in the Kansas City metropolitan region through use of the community land trust (CLT) model of land stewardship. KCCLT primarily serves individuals making between 40-80% of the area median income, and acts as equity partner to offset the upfront and ongoing costs of home ownership. We are grateful for our partnership with MARC and for the resources it has made available to our mission through its work on the Regional Housing Partnership. Through the partnership with MARC and Habitat for Humanity of Kansas City, we have been able to develop a purpose-built CLT subdivision in Olathe, KS—one of the most expensive areas of the metro.

We commit to collaborating with MARC in the following way for this project.

- Program creation and marketing materials for KCCLT's expansion into Johnson County, KS and surrounding municipalities
- Continuing to identify key stakeholders and philanthropic partners.
- Development of creative acquisition and finance strategies to ensure long-term sustainability and self-sufficiency of the organization and its projects.

The amount of funding requested is \$941,510.00. This amount is calculated from a 6-year organizational budget, less KCCLT's leveraged funding, and supports eligible expenses, including payroll and benefits for key staff, program creation and marketing materials, and creation of novel finance strategies to best leverage a growing CLTs place in the regional housing and economic development markets.

As a subrecipient of MARC, KCCLT, certifies the following:


- KCCLT's code of conduct complies with the "Conducting Business in Accordance with Ethical Standards" section of the Administrative, National and Department Policy Requirements and Terms for HUD Financial Assistance Awards, as well as HUD requirements including the ethical standards related to conflicts of interest for procurements in 2 CFR 200.318(c) and 2 CFR 200.317, and HUD-specific conflict of interest standards.

- KCCLT does not have any outstanding civil rights matters.
- KCCLT has reviewed and signed the HUD 424-B Assurances.

We recognize the monumental impact this grant will have on the creation of permanently affordable housing in the region and it will allow us to build the market ecosystem necessary to support such an influx in shared-equity housing units.

We look forward to working with MARC and the other project partners.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Ferden', with a large, sweeping flourish extending to the right.

Kyle Ferden
Executive Director
(319) 239-4682
kyle@kcclt.org



September 20, 2024

David Warm
Mid-America Regional Council (MARC)
600 Broadway Blvd., Ste 200
Kansas City, MO 64105

Dear David,

The Institute for Building Technology and Safety (IBTS) is pleased to offer this letter of commitment for Mid-America Regional Council's (MARC) proposal in response to the U.S. Department of Housing and Urban Development's PRO Housing grant opportunity (FR-6700-N-98). The proposed project will reduce barriers to affordable housing and increase the production and preservation of affordable housing to meet the acute housing demands in MARC's geographic service area.

IBTS is a nonprofit organization built on government partnerships with the goal of strengthening communities. We provide services to local, state, and federal governments that combine public sector credibility with private sector innovation. Our mission is to deliver quality services to meet the challenges of governance at all levels while enhancing public safety, economic development, and the general welfare of the community. IBTS is focused on the built environment and providing the greatest possible value to the government clients we serve while providing neutrality, transparency, and expertise.

In business since 1974, IBTS was organized in its current structure in 1999. We undertake contract, grant, and cooperative agreement work on behalf of government entities across the nation, including Puerto Rico. Incorporated in the Commonwealth of Virginia, IBTS currently has approximately 350 employees and 200 field consultants with headquarters in Ashburn, VA and offices in 10 regional locations. We specialize in Building & Community Development, Natural Disaster Planning & Recovery, Quality Assurance, and Energy & Sustainability services.

Our Kansas City office opened 10 years ago through a partnership with MARC. We have provided building department services on a shared service model to more than 50 communities. Through master service agreements with MARC, IBTS provides code plan reviews and inspections for 40 communities in the Kansas/Missouri region. Services include:

- Building official and floodplain management
- Department administration
- Plan review and inspections
- Planning and zoning
- Property code enforcement
- Quality Control
- Recommendations for follow-up actions
- Unsafe and dangerous building administration

IBTS commits to collaborating with MARC in the following ways for this project.

Land Use, Zoning and Development Community Review and Implementation Assistance Project

- Work with MARC to convene community stakeholders around a strategy and program that would assist communities with review of their existing land use, zoning, and development processes.



- IBTS will work with stakeholders to develop land use and zoning options that will enable additional housing that offers affordable housing for all. This detailed document will be based on the consensus of the stakeholders.
- Work with MARC to create a technical assistance program for an implementation strategy document/resource that will assist communities in achieving implementation.
 - IBTS will identify key areas for technical assistance to assist regional communities, create a document/resource for technical assistance deployment, and present the resource to regional partners.
- Work with MARC to create educational programming for Planning Commissioners and Elected Officials around the role that land use, zoning and development review processes has in affecting affordable housing development.
- Work with MARC to create educational programming for the public at large and Civic Community and to coordinate language for messaging.

Building Code Harmonization

- Work with MARC to develop a convening strategy for building officials and key stakeholders affected by building code changes. The strategy includes creating a document to review changes in the building code and the potential impact on the cost of construction.
 - IBTS will create programming and process for meetings to develop recommended consensus on code series adoption and associated amendments that allow for more resilient and affordable housing construction, incorporating HUD's Resilient Building Code Tool Kit.

The amount of funding requested is \$1,127,236. This amount is calculated by appropriate staffing and effort projections including consultants, and supports eligible expenses, including mileage and supplies.

As a subrecipient of MARC, IBTS certifies the following:

- IBTS' code of conduct/policy statement of conduct complies with the "Conducting Business in Accordance with Ethical Standards" section of the Administrative, National and Department Policy Requirements and Terms for HUD Financial Assistance Awards, as well as HUD requirements including the ethical standards related to conflicts of interest for procurements in 2 CFR 200.318(c) and 2 CFR 200.317, and HUD-specific conflict of interest standards.
- IBTS does not have any outstanding civil rights matters.
- IBTS has reviewed and signed the HUD 424B Assurances.

We appreciate the opportunity to work with MARC and the other project partners to provide realistic ways to help building officials and municipalities address these important affordable housing issues.

Sincerely yours,

Anjuma Goswami Karkera, JD
Chief Executive Officer
akarkera@ibts.org
703.481.2001

STATE AND LOCAL GOVERNMENT RATE AGREEMENT

EIN: 430976432
ORGANIZATION:
Mid-America Regional Council
600 Broadway, Suite 200
Kansas City, MO 64105-1659

Date: 01/12/2024
FILING REF.: The preceding
agreement was dated
01/27/2023

The rates approved in this agreement are for use on grants, contracts and other agreements with the Federal Government, subject to the conditions in Section III.

SECTION I: INDIRECT COST RATES

| RATE TYPES: | | FIXED | FINAL | PROV. (PROVISIONAL) | PRED. (PREDETERMINED) |
|-------------|------------------|------------|---------|---------------------|--------------------------------|
| TYPE | EFFECTIVE PERIOD | | RATE(%) | LOCATION | APPLICABLE TO |
| | FROM | TO | | | |
| FIXED | 01/01/2024 | 12/31/2024 | 33.40 | On Site | Head Start |
| FIXED | 01/01/2024 | 12/31/2024 | 33.80 | On Site | All Programs except Head Start |
| PROV. | 01/01/2025 | 12/31/2027 | 33.40 | On-Site | Head Start |
| PROV. | 01/01/2025 | 12/31/2027 | 33.80 | On-Site | All Programs except Head Start |

*BASE

Direct salaries and wages including all fringe benefits.

SECTION I: FRINGE BENEFIT RATES**

| <u>TYPE</u> | <u>FROM</u> | <u>TO</u> | <u>RATE(%)</u> | <u>LOCATION</u> | <u>APPLICABLE TO</u> |
|-------------|-------------|------------|----------------|-----------------|----------------------|
| FIXED | 1/1/2024 | 12/31/2024 | 52.80 | On Site | Regular Staff |
| FIXED | 1/1/2024 | 12/31/2024 | 7.65 | On site | Intern |
| PROV. | 1/1/2025 | 12/31/2027 | 52.80 | On-Site | Regular Staff |
| PROV. | 1/1/2025 | 12/31/2027 | 7.65 | On-Site | Intern |

**** DESCRIPTION OF FRINGE BENEFITS RATE BASE:**

Salaries and wages.

SECTION II: SPECIAL REMARKS

TREATMENT OF FRINGE BENEFITS:

The fringe benefits are charged using the rate(s) listed in the Fringe Benefits Section of this Agreement. The fringe benefits included in the rate(s) are listed below.

TREATMENT OF PAID ABSENCES:

The costs of vacation, holiday, sick leave pay and other paid absences are included in the organization's fringe benefit rate and are not included in the direct cost of salaries and wages. Claims for direct salaries and wages must exclude those amounts paid or accrued to employees for periods when they are on vacation, holiday, sick leave or are otherwise absent from work.

1. Grantee charges all costs direct to grants and/or contracts except the costs listed below:

A) Salaries and wages of agency-wide employees are as follows: Director of Finance and Administration, Accounting Manager, Accountant III, Accountant II (3), Accountant I (2), Human Resources Program Manager, Human Resources Coordinator II, Human Resources Coordinator, Administrative/Program Assistant, Receptionist/Accounting Clerk I, IT Program Director, Network Administrator II, Computer Support Specialist, Public Affairs Web Coordinator – All 100%; GTI Manager – 96%; Accountant II – 92%; Public Affairs Director – 90%; Grant Manager – 81%; Executive Director – 60%; Executive Assistant – 60%; Chief Innovation Officer – 55%; Grant Manager, Rideshare Assistant – 49%; Public Affairs Coordinator – 41%; Public Affairs Coordinator – 29%; Public Affairs Coordinator, Grant Monitor – 28%; GTI Program Assistant/Registrar – 18%; Public Affairs Outreach Coordinator – 11%; GTI Marketing Coordinator II – 10%, and; PS Tech Service Manager, PS Communications Tech II, and Director of Community Development – 1%.

B) For the Head Start rate, salaries and wages as shown above with the exception of the Executive Director.

C) Other Expenses – Administrative portion only: accounting/audit, automobile, bank charges, capital outlay, classified ads, contractual services, deliveries, depreciation, equipment rental, insurance, meeting/travel, memberships, storage, postage, printing, facilities, supplies, and training.

D) Leave and Fringe Benefits for above personnel only are included in the indirect cost pool.

E) Fringe Benefits: FICA, Pension, 401k Employer Match, Unemployment Compensation, Cafeteria Allowance, Health Insurance Subsidy, Educational Assistance, Disability Insurance, Vacation, Sick Leave, Holidays, Jury Duty, Funeral Leave, Emergency Leave, Transit Passes, Moving Expenses for New Hires.

2. The indirect cost rate(s) has/have been negotiated in compliance with the applicable Administration for Children and Families Program Instructions for the Head Start program (ACYF-PI-HS-05-01 and ACYF-PI-HS-08-03). ACYF-PI-HS-08-03, dated 5/12/2008, specifically defines "compensation" and limited the cost of "compensation charged to any federally funded program to zero for any staff whose "compensation" exceeded the rate payable for level II of the Executive Schedule. For 2022, the rate of compensation for an Executive Level II was \$203,700 per year. As of January 2023 the Executive Schedule Level II rate is \$212,100. The Executive Schedule Level II rate is \$221,900 as of January 2024..

3. Your next indirect cost and fringe benefit rate proposals based on actual costs for the fiscal year ending December 31, 2023 are due in our office by June 30, 2024.

Equipment means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds \$2,500.

SECTION III: GENERAL

A. LIMITATIONS:

The rates in this Agreement are subject to any statutory or administrative limitations and apply to a given grant, contract or other agreement only to the extent that funds are available. Acceptance of the rates is subject to the following conditions: (1) Only costs incurred by the organization were included in its indirect cost pool as finally accepted: such costs are legal obligations of the organization and are allowable under the governing cost principles; (2) The same costs that have been treated as indirect costs are not claimed as direct costs; (3) Similar types of costs have been accorded consistent accounting treatment; and (4) The information provided by the organization which was used to establish the rates is not later found to be materially incomplete or inaccurate by the Federal Government. In such situations the rate(s) would be subject to renegotiation at the discretion of the Federal Government.

B. ACCOUNTING CHANGES:

This Agreement is based on the accounting system purported by the organization to be in effect during the Agreement period. Changes to the method of accounting for costs which affect the amount of reimbursement resulting from the use of this Agreement require prior approval of the authorized representative of the cognizant agency. Such changes include, but are not limited to, changes in the charging of a particular type of cost from indirect to direct. Failure to obtain approval may result in cost disallowances.

C. FIXED RATES:

If a fixed rate is in this Agreement, it is based on an estimate of the costs for the period covered by the rate. When the actual costs for this period are determined, an adjustment will be made to a rate of a future year(s) to compensate for the difference between the costs used to establish the fixed rate and actual costs.

D. USE BY OTHER FEDERAL AGENCIES:

The rates in this Agreement were approved in accordance with the authority in Title 2 of the Code of Federal Regulations, Part 200 (2 CFR 200), and should be applied to grants, contracts and other agreements covered by 2 CFR 200, subject to any limitations in A above. The organization may provide copies of the Agreement to other Federal Agencies to give them early notification of the Agreement.

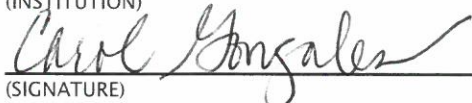
E. OTHER:

If any Federal contract, grant or other agreement is reimbursing indirect costs by a means other than the approved rate(s) in this Agreement, the organization should (1) credit such costs to the affected programs, and (2) apply the approved rate(s) to the appropriate base to identify the proper amount of indirect costs allocable to these programs.

BY THE INSTITUTION:

Mid-America Regional Council

(INSTITUTION)



(SIGNATURE)

CAROL GONZALES

(NAME)

DIR FINANCE & ADMIN

(TITLE)

3-7-24

(DATE)

ON BEHALF OF THE GOVERNMENT:

DEPARTMENT OF HEALTH AND HUMAN SERVICES

(AGENCY)

Darryl W. Mayes -S

Digitally signed by Darryl W.

Mayes -S

Date: 2024.03.06 07:59:20 -05'00'

(SIGNATURE)

Darryl W. Mayes

(NAME)

Deputy Director, Cost Allocation Services

(TITLE)

01/12/2024

(DATE)

HHS REPRESENTATIVE: Marcal Matthews
TELEPHONE: (212) 264-2069



January 12, 2024

Ms. Carol Gonzales
Director of Financial Affairs
Mid-America Regional Council
600 Broadway, Suite 300
Kansas City, MO 64105

Dear Ms. Gonzales:

An indirect cost and fringe benefit rate Agreement is being sent to you for signature. This Agreement reflects an understanding reached between your organization and a member of my staff concerning the rate(s) that may be used to support your claim for indirect costs on grants and contracts with the Federal Government.

Please have the Agreement signed by an authorized representative of your organization and returned to me by email, retaining the copy for your files. Our email address is CAS-NY@psc.hhs.gov. We will reproduce and distribute the agreement to the appropriate awarding organizations of the Federal Government for their use.

In consideration of this negotiation agreement:

1. The following schedule summarizes the carry-forwards resulting from the settlement of your fringe benefit rate for the various fiscal years referenced below. These amounts must be included in the calculation of the actual fringe benefit rates for the years cited.

| CAS Letter Dated | Carry-forward from FYE | Consider with Actuals for FYE | Under (Over) Recovery |
|----------------------|------------------------|-------------------------------|-----------------------|
| Regular Staff | | | |
| January 27, 2023 | 12/31/21 | 12/31/23 | \$131,130 |
| January 12, 2024 | 12/31/22 | 12/31/24 | \$182,453 |

2. The following schedule summarizes the carry-forwards resulting from the settlement of your indirect cost rates for the various fiscal years referenced below. These amounts must be included in the calculation of the actual fringe benefit rates for the years cited.

| CAS Letter Dated | Carry-forward from FYE | Consider with Actuals for FYE | Under (Over) Recovery |
|---------------------------------------|------------------------|-------------------------------|-----------------------|
| All Programs except Head Start | | | |
| January 27, 2023 | 12/31/21 | 12/31/23 | (\$85,264) |
| January 12, 2024 | 12/31/22 | 12/31/24 | (\$48,490) |
| Head Start | | | |
| January 27, 2023 | 12/31/21 | 12/31/23 | (\$70,341) |
| January 12, 2024 | 12/31/22 | 12/31/24 | \$19,941 |

Indirect cost and fringe benefit rate proposals, together with the supporting information, are required to substantiate your claim for indirect costs and fringe benefits under grants and contracts awarded by the Federal Government. Thus, your next proposals based on actual costs for the fiscal year ended December 31, 2023 are due in our office by June 30, 2024; please submit electronically to CAS-NY@psc.hhs.gov.

Sincerely,

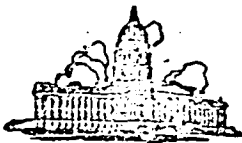
Darryl W. Mayes -S
 Digitally signed by Darryl W. Mayes -S
 Date: 2024.03.06 08:00:15 -05'00'

Darryl W. Mayes
 Deputy Director
 Cost Allocation Services

Enclosures

Concurrence:

Carol Gonzales
 Signature
CAROL GONZALES
 Name
DIR. FINANCE & ADMIN
 Title
3-7-24
 Date



STATE OF KANSAS
Office of the Governor
STATE CAPITOL BUILDING
TOPEKA, KANSAS



ROBERT B. DOCKING
GOVERNOR

February 7, 1974

A. J. Gray

The Honorable Norbert T. Tiemann, Administrator
Federal Highway Administration
U. S. Department of Transportation
Washington, D. C. 20590

Dear Nobby:

In response to your request for designation of a metropolitan agency for each metropolitan area in the state of Kansas, I designate the following agencies as planning agencies to receive planning funds for comprehensive cooperative and continued transportation planning:

- (a) Mid-America Regional Council (MARC) designated as the planning agency for the Kansas City Metropolitan Area.
- (b) The Wichita-Sedgwick Metropolitan Planning Commission designated as the planning agency for the Wichita Metropolitan Area.
- (c) The Topeka-Shawnee County Regional Planning Commission designated as the planning agency for the Topeka Metropolitan Area.

Thank you for your assistance. Please never hesitate to contact me at any time.

With every good wish.

Yours sincerely,

RD

Robert Docking
Governor of Kansas

RD:dg

CHRISTOPHER S. BOND
GOVERNOR

EXECUTIVE OFFICE
STATE OF MISSOURI
JEFFERSON CITY

January 10, 1974



Mr. Robert N. Hunter
Chief Engineer
Missouri State Highway Department
Jefferson City, Missouri 65101

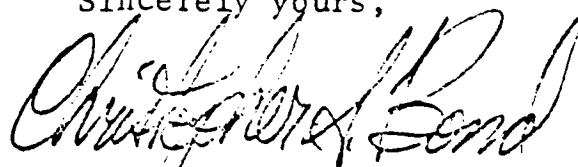
Dear Mr. Hunter:

After consulting with you and the Department of Community Affairs on Section 112 of the Federal-Aid Highway Act of 1973, I concur that the Transportation Planning Funds for metropolitan areas provided for in that section should be made available to the five urbanized areas of Missouri through the current transportation planning agencies in those areas. I, therefore, approve the designation of the recipient agency as follows:

- St. Louis Metropolitan Area - - - East-West Gateway
Coordinating Council
- Kansas City Metropolitan Area - - - Mid-America Regional
Council
- Springfield Metropolitan Area - - - Springfield Area Transportation
Study Organization
- St. Joseph Metropolitan Area - - - St. Joseph Area Transportation
Study Organization
- Columbia Metropolitan Area - - - - Columbia Area Transportation
Study Organization

You may advise the Inter-Modal Planning Group of the U. S. Department of Transportation in Kansas City of my concurrence in the recommended designations and I am sure you will want to meet with the Transportation Planning Organizations in the very near future to proceed with implementation of this funding. I would appreciate your keeping me advised of significant developments in this program.

Sincerely yours,



GOVERNOR

CSB:atw

724.1 K.C.

724.1 x Columbia

724.1 x St. Joseph

724.1 x Springfield July 9, 1974

Original signed by John B. Kemp

Mr. Rudolf M. Lenke
Division Engineer
Jefferson City, Missouri

J. B. Kemp
Regional Highway Administrator
Kansas City, Missouri

Kansas City, Columbia, St. Joseph, and Springfield - Urban
Transportation Planning Process - Certification

The Kansas City, Columbia, St. Joseph, and Springfield planning processes as described in your memoranda of April 30, 1974 and May 21, 1974, indicate compliance with the certification requirements. You may certify the Kansas City, Columbia, St. Joseph, and Springfield process with the concerns listed below through June 30, 1975.

General

Memoranda of agreement as required by revised A-95 are needed for Columbia, St. Joseph and Springfield. Ideally, this memorandum of agreement should also cover the HUD-701 planning funds. However, HUD has no requirement for these memoranda when they fund cities and A-95 agencies. We would also like to stress that the past coordination between the A-95 agencies and the transportation planning studies has been good. The memoranda of understanding will formalize and perpetuate those relationships.

Air Quality

The enclosed correspondence with EPA documents their findings regarding consistency of the transportation plans and the Air Quality Implementation Plans. Continued liaison with the Highway Commission and the Missouri Air Conservation Commission will be needed to establish project review procedures.

Technical and Policy Committees

UMTA and FAA have expressed a desire to have representation on these committees.

-more-

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Other Concerns

The enclosed memoranda from Mr. Waddleton, Chairman of the IPG, to Columbia, St. Joseph, and Springfield regarding the Overall Program Design-Unified Work Program list other items which need attention this year.

Enclosures

cc:
Washington Office - w/attachments
Kansas Division Office
Lee Waddleton - UMTA
Files 2

RRAJohnson:dh 07/08/74

A handwritten signature or set of initials, possibly 'A', written in dark ink.

MEMORANDUM

TO: Doug Bach, County Administrator, Unified Government
Richard Carlson, Secretary of Transportation, Kansas Dept. of Transportation
Tom Gerend, Executive Director, Kansas City Streetcar Authority
Ed Hasinger, Chief Engineer, Missouri Department of Transportation
Robbie Makinen, President/CEO, Kansas City Area Transportation Authority
Zachary Walker, City Manager, City of Independence, Missouri
Penny Postoak-Ferguson, Interim County Manager, Johnson County

FROM: Ron Achelpohl, Director of Transportation

DATE: January 16, 2018

SUBJ: Memorandum of Understanding

Enclosed for your records is an original copy of the executed Memorandum of Understanding between MARC and its planning partners. My thanks to all of you for your assistance in the development and execution of this document supporting the region's transportation planning efforts.

Please let me know if you have any questions.

Ron Achelpohl
Director of Transportation & Environment

Enclosure

MEMORANDUM OF UNDERSTANDING

Conducting the Continuing, Cooperative, and Comprehensive Transportation Planning Process for the Kansas City, MO-KS Metropolitan Area

City of Independence
Johnson County Transit
Kansas City Area Transportation Authority
Kansas City Streetcar Authority
Kansas Department of Transportation
Mid-America Regional Council
Missouri Department of Transportation
Unified Government Transit

This Memorandum of Understanding (MOU), entered into and effective this 18th day of December, 2017, by and between City of Independence, Johnson County Transit, the Kansas City Area Transportation Authority, The Kansas City Streetcar Authority (KCSA), the Kansas Department of Transportation, the Mid-America Regional Council, the Missouri Department of Transportation, and Unified Government Transit, establishes a metropolitan planning and programming process and documents the roles and responsibilities of each party in the process. The partners agree to conduct a planning and programming process that complies with all federal planning requirements as specified in federal law. This MOU is not intended to create any substantive rights or responsibilities for anyone, whether a party to this agreement or not, over and above those created and conferred by federal and state law.

Planning Partners

The City of Independence, Missouri (Independence), is a city providing general purpose and special public transportation services within the city limits of Independence, Missouri.

The Johnson County Transportation Department (JCT) is a department of Johnson County Government responsible for providing general purpose and special public transportation services funded by Johnson County, Kansas.

The Kansas City Area Transportation Authority (KCATA), the creation of a bi-state compact between the States of Kansas and Missouri, is responsible for providing general purpose and special public transportation services throughout the seven (7) county (Cass, Clay, Jackson, and Platte in Missouri; Johnson, Leavenworth, and Wyandotte in Kansas) Kansas City area.

The Kansas City Streetcar Authority (KCSA) is a non-profit corporation responsible for planning and operating general purpose public transportation services on streetcars within the city limits of Kansas City, Missouri.

The Kansas Department of Transportation (KDOT) is a state agency established pursuant to Kansas statute responsible for building, maintaining, and operating a variety of transportation facilities across the state of Kansas, including, but not limited to, the federal and state highway system.

The Mid-America Regional Council (MARC) is an association of city and county governments throughout the nine (9) county (Cass, Clay, Jackson, Platte, and Ray in Missouri; Johnson, Leavenworth, Miami, and Wyandotte in Kansas) Kansas City area. MARC is the designated Metropolitan Planning Organization (MPO) for the Kansas City, Kansas and Kansas City and Lee's Summit, Missouri urbanized areas.

The Missouri Highways and Transportation Commission is a gubernatorial appointed commission overseeing the Missouri Department of Transportation (MoDOT), a governmental department within the State of Missouri responsible for building, maintaining, and operating a variety of transportation facilities across the State of Missouri, including, but not limited to, the federal and state highway system.

Unified Government Transit (UGT) is a department of the Unified Government of Wyandotte County and Kansas City, Kansas (UG) responsible for providing general purpose and special public transportation services funded by the UG.

MPO Governance/Structure

MARC is governed by a Board of Directors consisting of thirty-four (34) elected officials. The nine (9) counties and the six (6) largest cities within the region (Kansas City, Independence, and Lee's Summit in Missouri; Kansas City, Overland Park, and Olathe in Kansas) have direct board representation. The smaller cities are represented on the MARC Board by local elected officials selected at the county level. Representatives of providers of public transportation are nominated by the MARC board chair and elected by the board from among the directors representing local governments with permanent voting status on the MARC board that provide public transportation services. KCATA, KDOT and MoDOT are each represented by non-voting advisory directors nominated by their organizations and appointed by the MARC board chair. Bylaws adopted by the MARC board outline membership and operating procedures of the board.

MARC's work as the region's MPO is guided by the Total Transportation Policy Committee (TTPC). The TTPC provides policy-level recommendations to the MARC Board on significant transportation issues, programs, and projects, and serves as the primary focal point for MARC's overall metropolitan transportation planning program. Membership on the TTPC includes elected officials and staff representatives from local counties and municipalities, as well as representatives from Independence, JCT, KCATA, KCSA, KDOT, MoDOT, and UGT (Independence, JCT, and UGT representation is through their respective local government bodies). Bylaws adopted by TTPC outline membership and operating procedures of the committee.

A number of planning committees report to the TTPC, each one corresponding with a particular mode or type of transportation. Membership on the planning committees is a mixture of elected officials, local government staff, state and federal officials, and representatives from various interest groups. TTPC has adopted an overall structure and bylaws for individual planning committees that outline their membership and operating procedures.

A number of programming committees also report to TTPC, each one charged with formulating funding recommendations for particular federal funding programs. TTPC has adopted Roles and Responsibilities documents for each of the programming committees that identify their membership structure and operating procedures. The committees have also developed methodologies for evaluating proposed projects and formulating their recommendations.

Planning Process and Responsibilities

Unified Planning Work Program Development and Consolidated Planning Grant Management – A Unified Planning Work Program (UPWP) is prepared annually that describes the planning activities to be conducted in the region. The UPWP serves three (3) distinct functions: (1) it describes the transportation planning activities of regional scope that the planning partners will undertake during the year; (2) it serves as the scope of work for planning activities proposed for funding under the Consolidated Planning Grant (CPG); and (3) it provides a management tool for the planning partners in scheduling major transportation planning activities, milestones, and products. Much of the work in the UPWP that is conducted by MARC, as the MPO, is funded by CPGs (comprised of Federal Highway Administration (FHWA) metropolitan planning (PL) funds and Federal Transit Administration (FTA) Section 5303 funds) provided by the State DOTs, although some MARC tasks are funded through other federal transportation funds provided through separate local public agency (LPA) agreements with KDOT and/or MoDOT. The manner of financing activities authorized under the CPG and LPA agreements is through reimbursement by KDOT and MoDOT of federal funds for up to a maximum of eighty percent (80%) of authorized expenditures (with exceptions for some uses of funds), with the balance (the non-federal share) to be provided for by separate fiscal agreement between MARC and its local government members.

- a. MARC Responsibility – MARC will cooperate with the other planning partners in the development of the UPWP. MARC will develop and maintain a UPWP development schedule each year that will include a meeting of the planning partners to discuss development and establish planning priorities of the UPWP. MARC will compile the draft UPWP for review by the planning partners, TTPC, and the public, and will prepare and publish the final UPWP as approved by the MARC Board. MARC will use the UPWP as the scope of services for the CPGs with KDOT and MoDOT, and will enter into annual agreements with KDOT and MoDOT to receive CPG funds to support its work in the UPWP. MARC will enter into periodic LPA agreements with KDOT and MoDOT to support projects funded through other sources. MARC will prepare and submit to the State DOTs progress reports detailing activities conducted each quarter for the various UPWP work tasks.
- b. KDOT and MoDOT Responsibility – KDOT and MoDOT will cooperate with the other planning partners in the development of the UPWP. As the overseers of CPGs with MARC, once all state and federal requirements are met, KDOT and MoDOT will approve the UPWP and use it as the scope of services for their individual CPG agreements with MARC. KDOT and MoDOT will submit the UPWP to the United States Department of Transportation (USDOT) in a timely manner for USDOT approval. KDOT and MoDOT will enter into periodic LPA agreements with MARC to support projects funded through other sources. KDOT and MoDOT will provide task, budget, and schedule information to be included in the UPWP and quarterly updates of task progress to be included in the quarterly progress reports.
- c. Independence, JCT, KCATA, KCSA and UGT Responsibility – Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in the development of the UPWP, including the provision of task, budget, and schedule information to be included in the document. Independence, JCT, KCATA, KCSA and UGT will provide quarterly updates of task progress to be included in the quarterly progress reports.

Metropolitan Transportation Plan Development and Maintenance – One of the primary products of the metropolitan planning process is the Metropolitan Transportation Plan (MTP). The MTP establishes the broad policy framework for transportation investments in the region and identifies specific investments

to be implemented during the plan period. As described in federal rules, the MTP will provide for the development and integrated management and operation of transportation systems and facilities (including major roadways, transit, multimodal and intermodal facilities, pedestrian walkways and bicycle facilities, and intermodal connectors) that will function as an intermodal transportation system for the metropolitan planning area and as an integral part of an intermodal transportation system for the States and the United States. The MTP is updated according to intervals set in federal regulations and may be amended more frequently as appropriate.

- a. **MARC Responsibility** – MARC will lead the development of the MTP in cooperation with the other planning partners. MARC will establish a multi-year plan development calendar to complete the update of the plan by the established federal deadline. MARC will coordinate with and reflect the KDOT and MoDOT Statewide Long-Range Transportation Plans in the region’s MTP. MARC will continuously monitor plans, studies, and other activities in the region to identify potential amendments to the MTP. MARC will review plan components and amendments to assess the need for conducting air quality and conformity analyses. MARC will produce such analyses when appropriate.
- b. **KDOT and MoDOT Responsibility** – KDOT and MoDOT will cooperate with the other planning partners in the development of the MTP. KDOT and MoDOT will coordinate with and reflect the region’s plans in statewide long-range transportation plans. KDOT will coordinate the region’s long-range planning efforts with its Local Consultation Process. MoDOT will coordinate the region’s long-range planning efforts with its Planning Framework. KDOT and MoDOT will monitor internal plans, studies, and other activities to identify potential MTP amendments and inform the other partners accordingly.
- c. **Independence, JCT, KCATA, KCSA and UGT Responsibility** – Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in the development of the MTP. Independence, JCT, KCATA, KCSA and UGT will coordinate the region’s long-range planning efforts with their agency planning efforts for future transit operations and capital investments. Independence, JCT, KCATA, KCSA and UGT will monitor internal plans, studies, and other activities to identify potential MTP amendments and inform the other partners accordingly.

Transportation Improvement Program Development and Maintenance – Another primary product of the metropolitan planning process is the Transportation Improvement Program (TIP). The TIP identifies specific investments to be implemented during the next 4-5 year period, and serves to commit funds to specific projects. The TIP is updated according to intervals set in federal regulations, and may be amended more frequently, as appropriate.

- a. **MARC Responsibility** – MARC will lead the development of the TIP in cooperation with the other planning partners. MARC will establish policies, procedures, and practices for the development and maintenance of the TIP. MARC will initiate and conduct project selection processes for federal funds suballocated to the region. MARC will participate in KDOT and MoDOT project selection processes. MARC will maintain the TIP as a web/database product that reflects project level details consistent with MARC policies and federal regulations. MARC will review TIP projects and amendments to assess the need for conducting air quality and conformity analyses. MARC will produce such analyses when appropriate.
- b. **KDOT and MoDOT Responsibility** – KDOT and MoDOT will cooperate with the other planning partners in the development of the TIP. KDOT and MoDOT will conduct project

selection activities in consultation with the other planning process partners. KDOT and MoDOT will submit and update project level data such that the TIP can reflect project details consistent with MARC policies and federal regulations. KDOT and MoDOT will consider for approval all TIP and TIP amendment actions approved and submitted by MARC and, if approved, incorporate them into the TIP such that the TIP reflects and is consistent with the metropolitan TIP. KDOT and MoDOT will process new TIP approvals and TIP amendments and submit to USDOT in a timely manner for USDOT approval.

- c. Independence, JCT, KCATA, KCSA and UGT Responsibility –Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in the development of the TIP. Independence, JCT, KCATA, KCSA and UGT will conduct project selection activities in consultation with other planning process partners. Independence, JCT, KCATA, KCSA and UGT will submit and update project level data such that the TIP can reflect project details consistent with MARC policies and federal regulations.

Annual Listing of Obligated Projects – One of the aspects of public accountability assigned to the metropolitan transportation planning process is an annual reporting of the federal funds obligated to projects in the preceding year. The listing is included in the TIP to confirm the obligation of federal funds to projects currently and previously listed in the TIP.

- a. MARC Responsibility – MARC will lead the development of the Annual Listing of Obligated Projects (ALOP) in cooperation with the other planning partners. MARC will establish the schedule for completing the ALOP, taking into account the schedules for releasing such information by KDOT, MoDOT, Independence, JCT, KCATA, KCSA, UGT, and other sources of information. MARC will compile information from the other planning partners, federal agencies, and others as appropriate, in order to complete the initial listing of projects. Once completed, MARC will publish the listing electronically as part of the region's TIP.
- b. KDOT and MoDOT Responsibility – KDOT and MoDOT will cooperate with the other planning partners in the development of the ALOP. KDOT and MoDOT will provide information regarding any federally funded projects they administered within the MPO boundary which have had fund obligations during the previous year. KDOT and MoDOT will establish internal procedures to routinely provide the information each year.
- c. Independence, JCT, KCATA, KCSA and UGT Responsibility –Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in the development of the ALOP. Independence, JCT, KCATA, KCSA and UGT will provide information regarding any federally funded projects which have had fund obligations during the previous year. Independence, JCT, KCATA, KCSA and UGT will establish internal procedures to routinely provide the information each year.

Financial Plans for the MTP and TIP – The MTP and TIP are to include financial plans based on estimates of revenue that can reasonably be expected to be available during the time period covered by each document. Financial plans and estimates of revenue are to be prepared cooperatively between the partners of the MPO process.

- a. MARC Responsibility – MARC will lead the development of the MTP and TIP financial plans in cooperation with the other planning partners. MARC will develop and maintain procedures and methodologies for generating revenue forecasts in cooperation with Independence, JCT, KCATA, KCSA, KDOT, MoDOT, and UGT. MARC will generate estimates of local funds available to support transportation investments in the region. MARC

- will convene the partners as necessary to review methodologies, assumptions (such as inflation factors), and estimates to be used in MTP and TIP documents and amendments.
- b. **KDOT and MoDOT Responsibility** – KDOT and MoDOT will cooperate with the other planning partners in the development of the MTP and TIP financial plans. KDOT and MoDOT will provide historical information regarding funding levels and expenditures within the MPO boundary and any estimates they have prepared for future state and federal revenues.
- c. **Independence, JCT, KCATA, KCSA and UGT Responsibility** –Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in the development of the MTP and TIP financial plans. Independence, JCT, KCATA, KCSA and UGT will provide historical information regarding funding levels and expenditures for transit services within the MPO boundary and any estimates they have prepared for future local, state, and federal revenues.

Performance-Based Planning and Decision-making – The metropolitan planning process is to establish and use a performance-based approach to transportation decision-making to support national, state, and regional goals for the transportation system.

System Performance and Freight Data

- a. **MARC Responsibility** -- MARC will provide KDOT and MoDOT recommendations for updates to the functional classification of non-state system roadways (which may change the extent of the NHS) on an as-needed basis. MARC will provide KDOT and MoDOT recommendations for updates to the urbanized area boundary following the release of data from the decennial census. MARC will provide KDOT and MoDOT with draft MPO targets for these performance measures along with an explanation of the basis for these targets and any past performance data used in the target setting decision process when draft targets are submitted to the TTPC. MARC will provide KDOT and MoDOT with the final MPO targets for these performance measures upon adoption by the MARC Board of Directors.
- b. **KDOT and MoDOT Responsibility** -- KDOT and MoDOT will provide MARC with their HPMS submissions for the MARC region at the same time that data is submitted to FHWA. KDOT and MoDOT will provide MARC with the state targets for these performance measures along with an explanation of the basis for these targets and any past performance data used in the target setting decision process, within two weeks of KDOT and MoDOT’s selection of new targets or any change to the targets.
- c. **KCATA and KCSA Responsibility** -- KCATA and KCSA will provide MARC with the KCATA and KCSA performance measures and targets.

Pavement and Bridge

- a. **MARC Responsibility** -- MARC will provide KDOT and MoDOT with draft MPO targets for these performance measures along with an explanation of the basis for these targets and any past performance data used in the target setting decision process when draft targets are submitted to the TTPC. MARC will provide KDOT and MoDOT with the final MPO targets for these performance measures upon adoption by the MARC Board of Directors.
- b. **KDOT and MoDOT Responsibility** -- KDOT and MoDOT will compile pavement metrics (IRI, cracking%, rutting, and faulting) for all NHS road segments in the MARC region and provide this data to MARC at the same time the data is submitted to FHWA as part of the HPMS submission. KDOT and MoDOT will compile bridge metrics (NBI items for Deck,

Superstructure, and Substructure for bridges, Culverts for culverts, and Structure Length and Deck Width or Approach Roadway Width) for all bridges carrying the NHS in the MARC region and provide this data to MARC at the same time the data is submitted to FHWA. KDOT and MoDOT will provide MARC with the state targets for these performance measures along with an explanation of the basis for these targets and performance data used in the target setting decision process, within two weeks of KDOT and MoDOT's selection of new targets, or any change to the targets, to FHWA.

Safety

- a. MARC Responsibility -- MARC will provide KDOT and MoDOT with draft MPO targets for these performance measures along with an explanation of the basis for these targets and any past performance data used in the target setting decision process when draft targets are submitted to the TTPC. MARC will provide KDOT and MoDOT with the final MPO targets for these performance measures upon adoption by the MARC Board of Directors.
- b. KDOT and MoDOT Responsibility -- KDOT and MoDOT will provide MARC with accident data, including latitude and longitude information, for all accidents in MARC member counties no later than July 31 of the year after the year the accident occurred. To support setting the initial targets KDOT and MoDOT will provide such data back to 2008. KDOT and MoDOT will provide MARC with the state targets for these performance measures along with an explanation of the basis for these targets and any past performance data used in the target setting decision process, no later than when KDOT and MoDOT submits the targets, or any change to the targets, to FHWA.

Transit Asset Management

- a. MARC Responsibility -- MARC will provide KDOT and MoDOT with draft MPO targets for these performance measures along with an explanation of the basis for these targets and any past performance data used in the target setting decision process when draft targets are submitted to the TTPC. MARC will provide KDOT and MoDOT with the final MPO targets for these performance measures upon adoption by the MARC Board of Directors.
- b. KDOT and MoDOT Responsibility -- KDOT and MoDOT will provide MARC with data for the Transit Asset Management Performance Measures (the percentage of non-revenue vehicles and equipment that have either met or exceeded their ULB, the percentage of revenue vehicles within each asset class that have either met or exceeded their ULB, and the percentage of facilities within each asset class, rated below condition 3 on the TERM scale) for all providers in the MARC region, except KCATA and KCSA, no later than when KDOT and MoDOT submits its targets to FTA. KDOT and MoDOT will provide MARC a copy of the state's Transit Asset Management group plan upon its initial publication and every time it is updated. KDOT and MoDOT will provide MARC with the state targets for these performance measures along with an explanation of the basis for these targets and any past performance data used in the target setting decision process, no later than when KDOT and MoDOT submits the targets, or any change to the targets, to FTA.
- c. KCATA and KCSA Responsibility -- KCATA and KCSA will provide MARC with data for the Transit Asset Management Performance Measures (the percentage of non-revenue vehicles and equipment that have either met or exceeded their ULB, the percentage of revenue vehicles within each asset class that have either met or exceeded their ULB, and the percentage of facilities within each asset class, rated below condition 3 on the TERM scale) for KCATA and KCSA assets upon submission of its targets to FTA and annually, thereafter.

Additionally, KCSA will provide MARC with data for the percent of track segments that have performance restrictions. KCATA and KCSA will provide MARC a copy of their Transit Asset Management plan upon its initial publication and every time it is updated. KCATA and KCSA will provide MARC with the KCATA and KCSA targets for these performance measures along with an explanation of the basis for these targets and any past performance data used in the target setting decision process, no later than when KCATA and KCSA submits the targets, or any change to the targets, to FTA.

Studies – Studies are regularly conducted in the region to analyze particular transportation issues, transportation functions, geographic subareas, or transportation corridors and bring further definition to proposed transportation investments in the region. Studies may be categorized as Major Investment Studies under MARC policy or meet other criteria and scope based on agreement between the planning partners. Studies should result in changes to, or further definition of, the MTP, and/or project level details that should be reflected in the TIP.

- a. MARC Responsibility – MARC, in cooperation with the planning partners, will develop and maintain a list of proposed study corridors in the MTP. MARC, in cooperation with the planning partners, will maintain and implement the Major Investment Study (MIS) Policy as appropriate for proposed studies. MARC will reflect the broad policy framework articulated in the region’s MTPMTP in studies it leads. MARC will include partners of the planning process in studies it leads, and will actively participate in studies conducted by other partners of the planning process. MARC will engage a broad cross-section of community interests and the general public in studies that it leads. MARC will assist with bringing conclusions of studies through the MPO committee process to reflect conclusions in the MTPMTP and/or the TIPTIP, as appropriate.
- b. KDOT and MoDOT Responsibility – KDOT and MoDOT will cooperate with the other planning partners in the development and maintenance of the MTP list of proposed study corridors and maintenance and implementation of the MIS Policy. KDOT and MoDOT will reflect the broad policy framework articulated in the region’s MTPMTP in studies that they lead. KDOT and MoDOT will include partners of the planning process in studies they lead and will actively participate in studies conducted by other partners of the planning process. KDOT and MoDOT will engage a broad cross-section of community interests and the general public in studies that they lead. KDOT and MoDOT will bring to the MPO committee process any conclusions of studies for incorporation into the MTPMTP and/or the TIPTIP, as appropriate.
- c. Independence, JCT, KCATA, KCSA and UGT Responsibility – Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in the development and maintenance of the MTP list of proposed study corridors and maintenance and implementation of the MIS Policy. Independence, JCT, KCATA, KCSA, and UGT will reflect the broad policy framework articulated in the region’s MTPMTP in studies that they lead. Independence, JCT, KCATA, KCSA and UGT will include partners of the planning process in studies they lead and will actively participate in studies conducted by other partners of the planning process. Independence, JCT, KCATA, KCSA and UGT will engage a broad cross-section of community interests and the general public in studies that they lead. Independence, JCT, KCATA, KCSA and UGT will bring to the MPO committee process any conclusions of studies for incorporation into the MTPMTP and/or the TIPTIP, as appropriate.

MPO Planning Area Boundary – The MPO process is to be conducted within a defined Metropolitan Planning Area Boundary (MPAB). The boundary is to reflect the current urbanized area plus areas anticipated to urbanize within the next twenty (20) years. The MPAB will be reviewed at the establishment of new urbanized area boundaries following each decennial census and at intermediate intervals as prompted by requests by local or state governments to modify the current boundary. Proposed adjustments to the MPAB will be based on planning analysis of current and planned urbanized development.

- a. MARC Responsibility – MARC will cooperate with the other planning partners to maintain and adjust the MPAB. MARC will enter into agreements with the Governors of Kansas and Missouri (or their designees) to establish the MPAB. MARC, in cooperation with the other planning partners, will prepare and maintain a detailed description and map of the current MPAB and make it available to the other planning partners. MARC will initiate the review with the other planning partners of the boundary following each decennial census.
- b. KDOT and MoDOT Responsibility – KDOT and MoDOT will cooperate with the other planning partners to maintain and adjust the MPAB. KDOT and MoDOT will prepare, process, and maintain agreements between the State Governors (or their designees) and MARC to establish the MPAB. KDOT and MoDOT will utilize the current MPAB in data systems and planning activities to accurately reflect the area within which MPO planning, programming, and decision-making processes are to be followed.
- c. Independence, JCT, KCATA, KCSA and UGT Responsibility – Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in their roles as members of MARC’s transportation committees to maintain and adjust the MPAB.

Urbanized Area Boundaries – Urbanized area boundaries are established following each decennial census. The boundaries distinguish between urban and rural places for funding and system classification purposes. The MPO process may adjust the census-defined urbanized area boundaries to create smooth, definable boundaries between urban and rural places. In some cases, multiple urbanized areas may be identified within the same metropolitan area (as was the case with the Kansas City region in the 2000 and 2010 Census). The urbanized area boundaries will be reviewed at the establishment of new urbanized area boundaries following each decennial census, and adjusted as appropriate.

- a. MARC Responsibility – MARC will cooperate with the other planning partners in the review of census-defined urbanized area boundaries and making any adjustments for transportation planning purposes. MARC will prepare and maintain descriptions and maps of the current census-defined and adjusted urbanized area boundaries and make them available to the other planning partners. MARC will consider the USDOT approved boundary/boundaries to be the current boundary/boundaries for planning purposes. MARC will initiate the process to adjust the census-defined boundary following each decennial census. MARC will forward any boundary adjustments to KDOT and MoDOT for approval.
- b. KDOT and MoDOT Responsibility – KDOT and MoDOT will cooperate with the other planning partners in the review of census-defined urbanized area boundaries and making any adjustments for planning purposes. KDOT and MoDOT will consider for approval all boundary adjustments approved and submitted by MARC and will submit KDOT/MoDOT approved adjustments to the urbanized boundary to USDOT for approval.
- c. Independence, JCT, KCATA, KCSA and UGT Responsibility – Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in the review of census-defined urbanized area boundaries and making any adjustments for planning purposes. Independence, JCT, KCATA, KCSA and UGT will work with the other planning

partners to assess the impact of urbanized area definitions on the availability, distribution and use of FTA urbanized area formula program funds.

Functional Classification System – Roadways are functionally classified according to federal guidelines to identify the role each facility plays in the overall transportation network, to serve as a basis for design criteria, to organize reporting and analysis, and to establish eligibility for utilizing federal transportation funds.

- a. **MARC Responsibility** – MARC will cooperate with the other planning partners to establish and maintain the region’s functional classification system. MARC will establish and maintain policies to guide the maintenance of the region’s functional classification system. MARC will consider the USDOT approved functional classification system to be the current classification for planning and programming purposes. MARC will forward any proposed changes to the region’s functional classification system to KDOT and MoDOT for approval.
- b. **KDOT and MoDOT Responsibility** – KDOT and MoDOT will cooperate with the other planning partners to establish and maintain the region’s functional classification system, including assisting MARC in ensuring that the classification meets federal guidelines. KDOT and MoDOT will consider for approval all functional classification changes approved and submitted by MARC and will be responsible for forwarding any KDOT/MoDOT approved changes to FHWA for approval. KDOT and MoDOT will reflect the region’s federally approved functional classification system in their statewide functional classification systems.
- c. **Independence, JCT, KCATA, KCSA and UGT Responsibility** – Although this is only an FHWA requirement, Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners to establish and maintain the region’s functional classification system.

Travel Demand Modeling – Travel demand models are developed and maintained to simulate and forecast travel conditions on the region’s transportation system. The models are used to predict and identify future problem areas in the transportation system, and to evaluate strategies, investments, and projects which may alleviate those future problems. Models may also be used to understand current and future operating conditions on elements of the transportation network. Models also provide information to assess impacts of transportation investments for environmental justice purposes and to assess mobile source contributions to the region’s air quality.

- a. **MARC Responsibility** – MARC will cooperate with the other planning partners to establish and maintain a state-of-the-practice regional travel demand model. MARC will work with the other planning partners to collect input data for the model so that it accurately reflects local conditions. MARC will utilize the regional travel demand model for evaluating the performance of the region’s transportation system and to assess proposed strategies for the MTP and TIP. MARC will also utilize the regional travel demand model for environmental justice and air quality analyses. MARC will provide information from the regional travel demand model to support studies and other analyses by the other planning partners. MARC will assist the planning partners in reviewing modeling approaches for consistency with the regional travel demand model. MARC will support a regional model users group to provide ongoing coordination with modelers in the planning partner agencies, local governments, and their consultants.
- b. **KDOT and MoDOT Responsibility** – KDOT and MoDOT will cooperate with the other planning partners to establish and maintain a state-of-the-practice regional travel demand model. KDOT and MoDOT will work with the other planning partners to collect input data

for the model so that it accurately reflects local conditions. KDOT and MoDOT and/or their consultants will conduct any travel demand modeling in the region consistent with the regional travel demand model.

- c. Independence, JCT, KCATA, KCSA and UGT Responsibility – Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners to establish and maintain a state-of-the-practice regional travel demand model. Independence, JCT, KCATA, KCSA, and UGT will work with the other planning partners to collect input data for the model so that it accurately reflects local conditions. Independence, JCT, KCATA, KCSA and UGT and/or their consultants will conduct any travel demand modeling in the region consistent with the regional travel demand model.

Congestion Management Process – As part of the metropolitan transportation planning process, areas are to develop and implement a Congestion Management Process (CMP). The CMP serves as a planning tool to help decrease mobile source emissions and improve regional air quality by monitoring, measuring, and diagnosing the causes of congestion on a region’s multi-modal transportation systems; evaluating and recommending alternative strategies to manage or improve regional congestion; and evaluating the performance of strategies put in practice to manage or improve congestion.

- a. MARC Responsibility – MARC will cooperate with the other planning partners to develop and maintain the elements of the CMP for use in the metropolitan planning process. MARC will initiate periodic updates of the CMP so that it sufficiently addresses current issues, challenges, and opportunities in the region. MARC will provide information from the CMP as part of calls for projects and as part of initial data for studies so that appropriate congestion management strategies are considered in planning and project development activities in the region.
- b. KDOT and MoDOT Responsibility – KDOT and MoDOT will cooperate with the other planning partners to develop and maintain the elements of the CMP for use in the metropolitan planning process. KDOT and MoDOT will use information from the CMP as part of planning studies and project development activities so that appropriate congestion management strategies are considered in planning and project development activities in the region.
- c. Independence, JCT, KCATA, KCSA and UGT Responsibility – Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners to develop and maintain the elements of the CMP for use in the metropolitan planning process. Independence, JCT, KCATA, KCSA and UGT will use information from the CMP as part of planning studies and project development activities so that appropriate congestion management strategies are considered in planning and project development activities in the region.

Participation Plan – As part of the metropolitan transportation planning process, areas are to develop and implement a Participation Plan. The Participation Plan is to define a process for providing citizens, affected public agencies, representatives of public transportation employees, freight shippers, providers of freight transportation services, private providers of transportation, representatives of users of public transportation, representatives of users of pedestrian walkways and bicycle transportation facilities, representatives of the disabled, and other interested parties with reasonable opportunities to be involved in the metropolitan transportation planning process. The Participation Plan shall include procedures for employing visualization techniques and making public information available in electronically accessible formats and means.

- a. MARC Responsibility – MARC will cooperate with the other planning partners to develop and maintain the Participation Plan for use in the metropolitan planning process. MARC will initiate periodic reviews of the effectiveness of the Participation Plan strategies and may suggest updates to the Participation Plan in cooperation with the other planning partners. MARC will follow the Participation Plan in its planning and programming work so that the public is adequately and appropriately engaged in planning and project development activities in the region.
- b. KDOT and MoDOT Responsibility – KDOT and MoDOT will cooperate with the other planning partners to develop and maintain the Participation Plan for use in the metropolitan planning process. KDOT and MoDOT will use strategies from the Participation Plan as part of planning studies and project development activities so that the public is adequately and appropriately engaged in planning and project development activities in the region.
- c. Independence, JCT, KCATA, KCSA and UGT Responsibility –Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners to develop and maintain the Participation Plan for use in the metropolitan planning process. Independence, JCT, KCATA, KCSA and UGT will use strategies from the Participation Plan as part of planning studies and project development activities so that the public is adequately and appropriately engaged in planning and project development activities in the region.

Regional Intelligent Transportation Systems Architecture – In the Kansas City region, the metropolitan planning process is responsible for creation of the Regional Intelligent Transportation Systems (ITS) Architecture. The Kansas City Regional ITS Architecture provides a specific, tailored structure for facilitating institutional agreement and technical integration for the implementation of ITS projects in the region by defining how systems functionally operate and the interconnection of information exchanges that must take place between these systems to accomplish transportation services. By providing an opportunity for coordination of activities and sharing of information among regional transportation systems through a systems engineering approach, the Regional ITS Architecture promotes system efficiency and effectiveness; provides a basis for planning the evolution of existing systems and the definition of future systems over time; provides a framework within which regional stakeholders can address transportation issues collectively; and identifies opportunities for making ITS investments in a more cost-effective manner by utilizing inter-agency cooperation.

- a. MARC Responsibility – MARC will lead the development and maintenance of the Regional ITS Architecture in cooperation with the other planning partners. MARC will maintain a web-based database of information exchanges that comprise the regional architecture. MARC, in cooperation with the planning partners, will periodically update the Regional ITS Architecture to reflect new components and information exchanges that would enhance transportation performance in the region. MARC will provide assistance to project sponsors in identifying appropriate information exchanges for proposed ITS and ITS-related projects.
- b. KDOT and MoDOT Responsibility – KDOT and MoDOT will cooperate with the other planning partners in the development and maintenance of the Regional ITS Architecture. KDOT and MoDOT will utilize the Regional ITS Architecture to plan, develop, and evaluate proposed transportation technology investments in the region.
- c. Independence, JCT, KCATA, KCSA and UGT Responsibility –Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in the development and maintenance of the regional ITS architecture. Independence, JCT, KCATA, KCSA and UGT will utilize the regional ITS architecture to plan, develop, and evaluate proposed transportation technology investments in the region.

Coordinated Public Transit-Human Service Transportation Plan (FTA Section 5310 Funds) – Areas must have a Coordinated Public Transit-Human Service Transportation Plan (CPTHSTP) to be eligible to expend FTA Section 5310 funds. The CPTHSTP will serve as the basis for the competitive selection process related to FTA Section 5310 funds.

- a. MARC Responsibility – MARC will lead the development of the CPTHSTP and the competitive selection process for FTA Section 5310 funds in cooperation with the other planning partners. MARC will coordinate the development of the regional CPTHSTP in conjunction with the other planning partners and other community interests. MARC will integrate the CPTHSTP with other transit and transportation planning activities in the region, and with the region’s MTP. MARC will use the CPTHSTP to guide the competitive selection process for FTA Section 5310 funds.
- b. KDOT and MoDOT Responsibility – KDOT and MoDOT will cooperate with the other planning partners in the development of the CPTHSTP and the competitive selection process for FTA Section 5310 funds. KDOT and MoDOT will coordinate between the regional CPTHSTP and any statewide CPTHSTPs that may be developed.
- c. Independence, JCT, KCATA, KCSA and UGT Responsibility – Independence, JCT, KCATA, KCSA and UGT will cooperate with the other planning partners in the development of the CPTHSTP and the competitive selection process for FTA Section 5310 funds. KCATA will serve as the designated recipient for FTA Section 5310 funds for the region. Independence, JCT, KCATA, KCSA, and UGT will assist in integrating the CPTHSTP with other transit planning activities in the region.


Periodic Review of this MOU

This MOU will be reviewed periodically so that it remains current in articulating roles and responsibilities of the planning partners. The MOU will be assessed following each new federal authorization and each federal certification review of the region’s planning process to capture any changes in federal law, federal regulations and guidance, comments that were part of the certification review, and changes within the partners of the planning process. Current information on the region’s planning process will be available each year as part of the Unified Planning Work Program.

Expected Roles and Responsibilities of USDOT

While they are not direct parties to this agreement, it is the expectation of the parties that USDOT offices, particularly the Kansas and Missouri Division Offices of the FHWA and the Regional Office of the FTA, will also participate as partners in the Kansas City region’s transportation planning process. USDOT offices are expected to participate as ex officio members of MPO transportation committees and provide a federal perspective to the work of the MPO. USDOT offices are expected to provide information on best practices and developments in the field of transportation planning that could support and be useful to the region’s planning efforts. USDOT offices are expected to take actions on plans, environmental studies, and investment projects within the region that are consistent with decisions that have come out of the MPO process. USDOT offices are also expected to advise the MPO regarding any issues of compliance with federal regulations as work products are being developed and produced so that final products will meet existing requirements. Additionally, USDOT is expected to complete its actions related to approving products of the MPO process in a timely manner so as not to delay progress on significant transportation initiatives in the region.

IN WITNESS WHEREOF the parties hereto have caused this MOU to be executed by their proper officers and representatives having authority to do so. The parties may execute this MOU in counterparts, each of which is deemed an original and all of which constitute only one agreement.



Zachary C. Walker, City Manager
City of Independence

Date: 11/22/17

IN WITNESS WHEREOF the parties hereto have caused this MOU to be executed by their proper officers and representatives having authority to do so. The parties may execute this MOU in counterparts, each of which is deemed an original and all of which constitute only one agreement.



Hannes Zacharias, County Administrator
Johnson County, Kansas

Date: 11-27-17

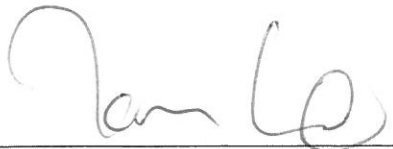
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Robbie Makinen, President & CEO
Kansas City Area Transportation Authority

Date: 11-29-17

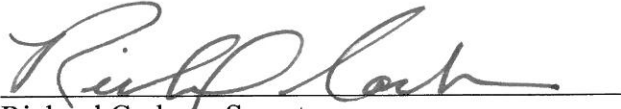
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Tom Gerend, Executive Director
Kansas City Streetcar Authority

Date: 12/18/17

IN WITNESS WHEREOF the parties hereto have caused this MOU to be executed by their proper officers and representatives having authority to do so. The parties may execute this MOU in counterparts, each of which is deemed an original and all of which constitute only one agreement.



Richard Carlson, Secretary
Kansas Department of Transportation

Date: 12-6-17



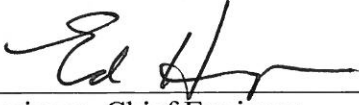
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David A. Warm, Executive Director
Mid-America Regional Council

Date: 11/20/2017

IN WITNESS WHEREOF the parties hereto have caused this MOU to be executed by their proper officers and representatives having authority to do so. The parties may execute this MOU in counterparts, each of which is deemed an original and all of which constitute only one agreement.



Ed Hassinger, Chief Engineer
Missouri Department of Transportation
Missouri Highways and Transportation Commission

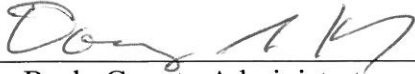
Date: 12-11-17

Secretary to the Commission

Approved as to Form:

Commission Counsel

IN WITNESS WHEREOF the parties hereto have caused this MOU to be executed by their proper officers and representatives having authority to do so. The parties may execute this MOU in counterparts, each of which is deemed an original and all of which constitute only one agreement.



Doug Bach, County Administrator
Unified Government
Unified Government Transit

Date: 11/22/17

DRAFT

PRO HOUSING CERTIFICATIONS FOR METROPOLITAN PLANNING ORGANIZATION (MPO) APPLICANTS AND NON-ENTITLEMENT LOCAL GOVERNMENT APPLICANTS

The applicant certifies that:

Affirmatively Further Fair Housing -- The applicant will affirmatively further fair housing.

The Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA) -- It will comply with the acquisition and relocation requirements of the URA (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Applicant -- The submission of the PRO Housing application is authorized under State and local law (as applicable) and the applicant possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Build America, Buy America (BABA) -- It will comply with Title IX, Subpart A of the Infrastructure Investment and Jobs Act of 2021 (41 U.S.C. 8301 et seq.).

Public Participation -- It is in full compliance with the PRO Housing streamlined public participation requirements found in Section VI.E of the PRO Housing NOFO.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with PRO Housing funds, it has developed its PRO Housing proposal so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The PRO Housing proposal may also include PRO Housing-assisted activities which the grantee certifies are designed to meet

other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional PRO Housing Certification).

2. **Overall Benefit.** PRO Housing funds shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons.
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with PRO Housing funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if PRO Housing funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with PRO Housing funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than PRO Housing funds. In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than PRO Housing funds if the jurisdiction certifies that it lacks PRO Housing funds to cover the assessment.

Excessive Force -- Each member State or local government has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R; and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

Compliance with RFRA -- The grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Printed Name and Title of Authorized Official