

# A Look at Housing in Lee's Summit

A discussion on housing inventory, goals,  
and recommendations moving forward.



Community and Economic Development Committee  
February 14, 2024

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# Importance of Housing Discussions



Understanding our growth and community needs



Maintain being a community of choice and strong economic growth



Ignite! Strategic Plan & Comprehensive Plan



Continue looking towards our future

# Discussion Areas



Community & Housing Data



Recommendations for Discussion



Ignite! Goals (Strategic Plan and Comprehensive Plan)



Path Moving Forward

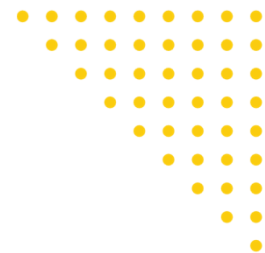




# Community & Housing Data

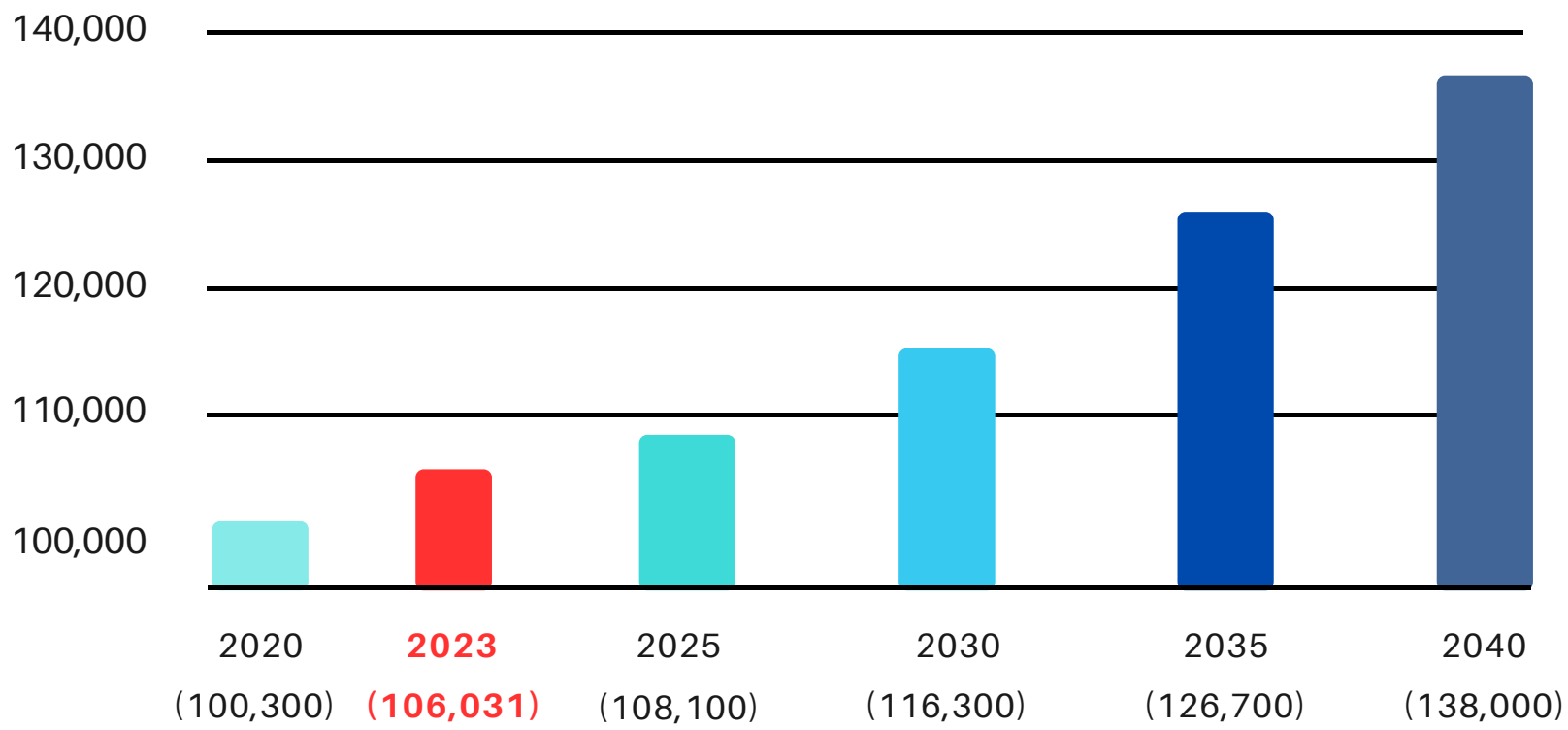
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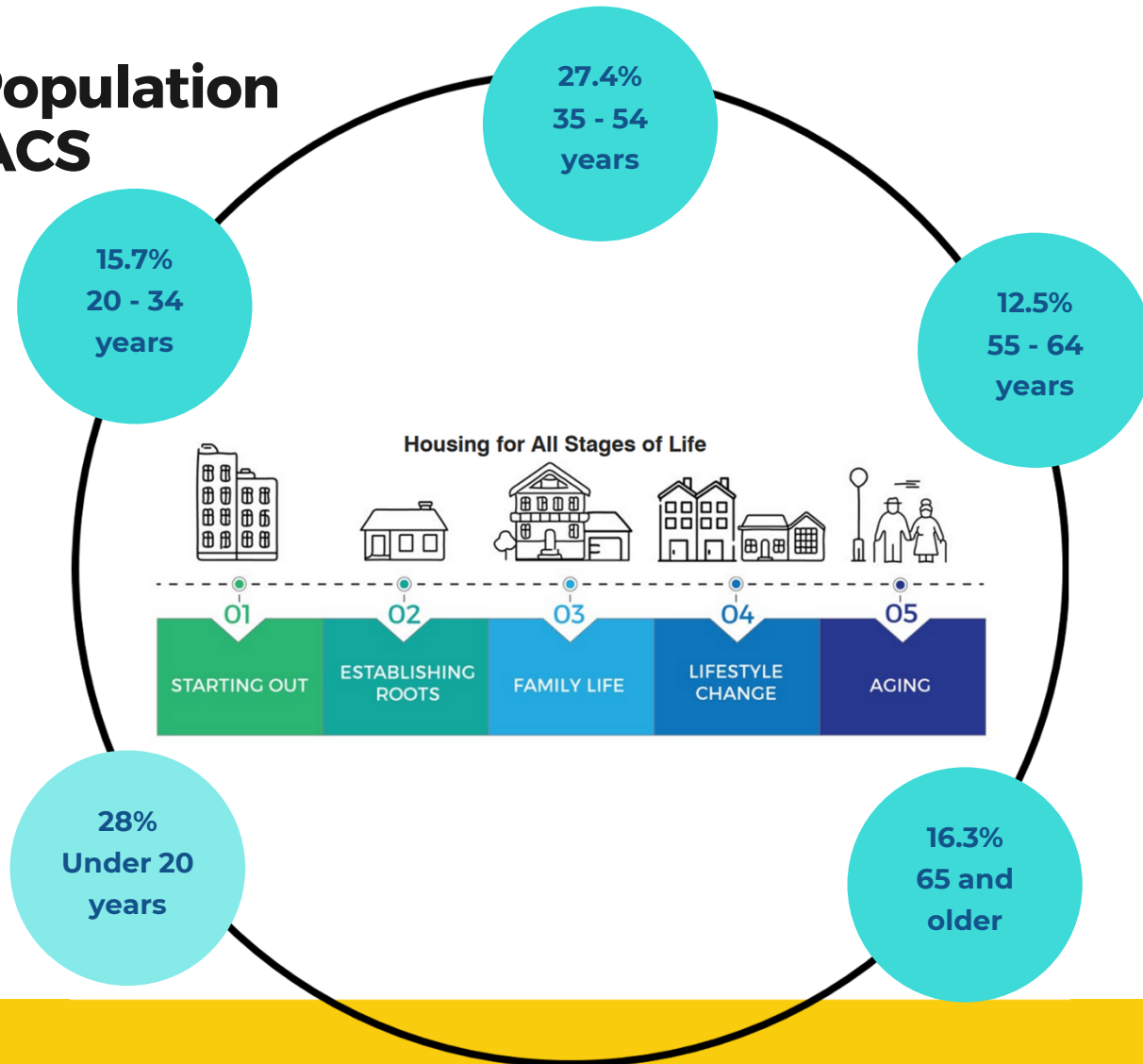


# Population Growth & Projections

Ignite! Comprehensive Plan



# Age Cohort Population 2022 ACS





# HOUSING DATA

2022 ACS Community Survey



**38,919 Households**



**2.60 Ave. Household Size**



**5.1% Rental Vacancy Rate/  
1.0% Owner Vacancy Rate**



**75.1% homes are owner occupied  
(24.9% are renter occupied)**



# HOUSING DATA

2022 ACS Community Survey



**\$103,447 Median Household Income**



**\$349,000 Ave. price home for sale in Lee's Summit**



**\$291,400 Median House Valuation**



**21.9% of total households in Lee's Summit are cost burdened**





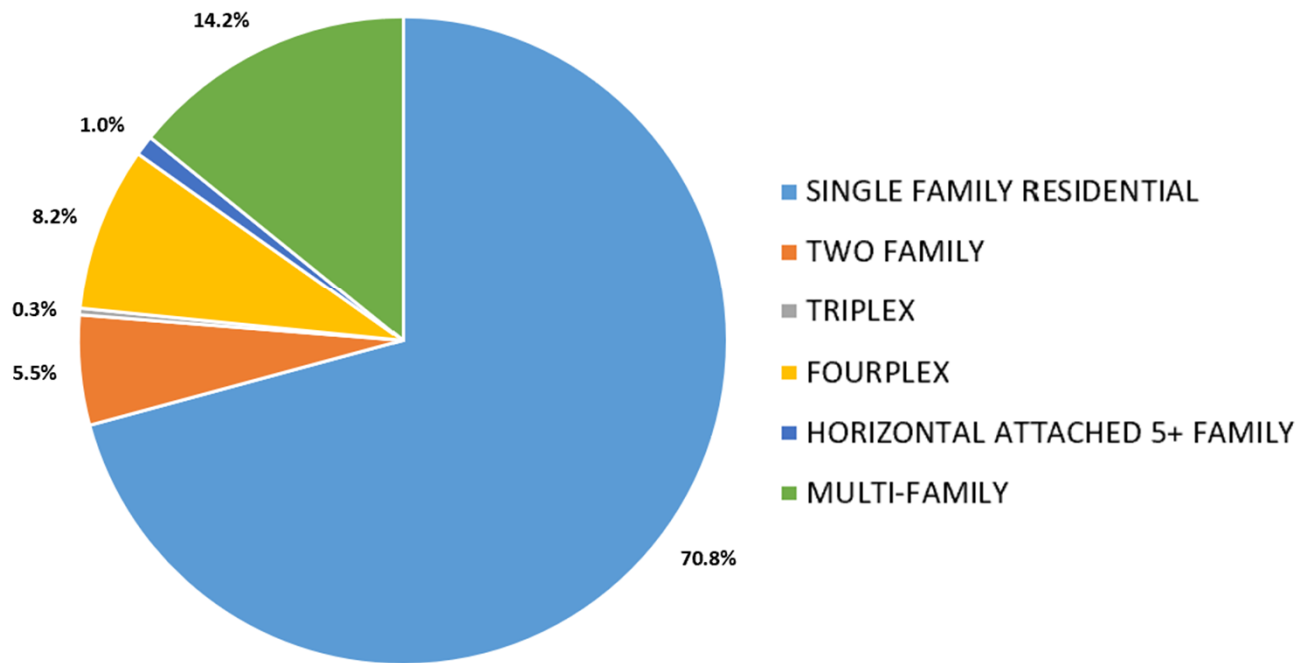


# Housing Inventory

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# Living Units by Housing Type

Living Units by Housing Type

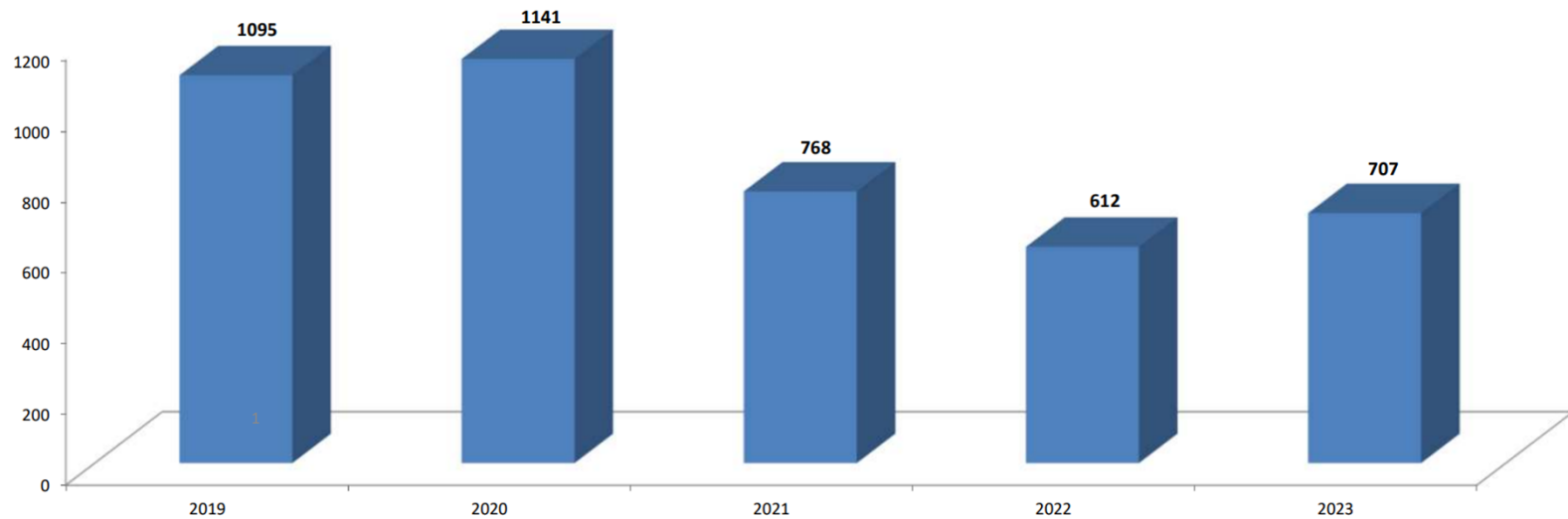


Development Services





# Total Number of New Living Units Permitted in 2023



*Development Services*

- 156 single family
- 40 two family
- 36 three/four family units
- 475 multi family units



# Ignite!

## Comprehensive Plan



### 65% Category 1

Medium - Large Single Family Homes.  
Lot sizes 6,600 sq ft or larger (\*updated  
from 8,500 sq ft)



### 20% Category 2

Missing Middle, Small Single Family ( Less  
than 6,600 sq ft), Cottage Court, Duplex,  
Triplex, Fourplex, Multiplex Medium



### 15% Category 3

Mixed Use Buildings and High Rise  
Apartment Complexes (4 stories or  
higher)



# Ignite!

## Comprehensive Plan



	<b>Ignite! Recommendation</b>	<b>Ignite! Projection 2040</b>	<b>Today's Housing Inventory</b>	<b>Today's Housing Actual</b>
	<b>%</b>	<b>Unit Count</b>	<b>%</b>	<b>Unit Count</b>
Category 1	65%	38,532	69%	29,954
Category 2	20%	11,856	22%	9,706
Category 3	15%	8,892	9%	4,095
<b>Total Housing Units</b>		<b>59,280</b>		<b>43,755</b>





# **Ignite! Housing Goals and Recommendations to Achieve those Goals**

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# Housing Recommendation Areas



1

## UDO/PROCESS

Unified Development Ordinance (UDO) requirements, review process steps, and timeframes for developers/builders.

2

## PARTNERSHIPS

Identify new and build on existing Public/Private partnerships throughout the community and the metro.

3

## COMMUNITY ENGAGEMENT

Inform and engage with stakeholders and residents through information sharing, education, and collaboration.

4

## ECONOMIC INCENTIVES

Identify and develop economic resources and incentives available to assist home buyers, renters, developers, and builders.



# UDO & Development Review Successes



## **Project Manager Team**

This is a unique program that most other cities do not offer. Project Managers increase review efficiencies, communication and project success.



## **Development Review Committee**

Members from across the City work together on project reviews, collaborate, and meet with applicants for a comprehensive approach to development.



## **Transparency and Review Times**

Requirements are explained during Pre-Application meetings and Development Schedule with all review deadlines and meeting dates is developed in advance.



## **Recent UDO Amendments and Projects**

UDO amendments which increase efficiencies and expand housing choice are underway. In December 2023, development of ADU requirements was approved.



# UDO & Development Review Opportunities



## **Density Audit of all Residential Districts**

Full review of all zoning districts and density maximums and also identify opportunity to develop density bonuses.



## **Review Public Hearing Process**

Streamlined processes help to attract housing development and reduce costs. Review the UDO to identify when a public hearing should be required.



## **Increase Residential Diversity in Zoning Districts**

Perform a UDO review to increase housing options in zoning districts. For example, consider townhomes in RP-2, RP-3, and PRO. Also complete current UDO updates in progress (CEDC approved Jan 10).



## **Research for Additional Opportunities**

Review the full UDO to identify any other opportunities that may exist to reduce housing costs and encourage housing diversity. Engage community stakeholders as well.



# Ignite! Goal Achieved - Strong Neighborhoods and Housing Choices



## Objectives -

1. Encourage affordable housing
2. Consider policies to diversify housing choices

**01**

### Make regulatory changes to promote mix of densities and prices

- Create more zoning opportunities for different housing choices.
- Create more flexible lot sizes and design standards for infill housing.

**02**

### Incentivize developers to include a portion of affordable housing in residential projects.

- Research inclusionary zoning.

**03**

### Evaluate current requirements to allow more housing options

- Recommend ordinance and code changes in response to data and public input.



## Ignite! Plan Element- Strong Neighborhoods and Housing Choices



**Goal- Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community**

**01**

**Increase the mix of affordable housing.**

- Create UDO regulations allowing for smaller lot sizes and higher density options.

**02**

**Increase business activity by designing mutually supportive neighborhoods.**

- Create policies to encourage more mixed-use and mixed-density development.



# Community Engagement & Partnerships Successes



## Mid America Regional Council

We are currently a Community for All Ages - Gold Status Recognition through MARC. Also participate in First Suburbs Coalition meeting and updates.



## Home Builder's Association

We have established relationships with the local Home Builder's Association and representatives. Meetings are held for continued collaboration quarterly.



## Habitat for Humanity

We currently partner with Truman Heritage Habitat for Humanity with the Home Preservation Program (CDBG funded).



## Local Organizations

LSR7 School District Partnership, LS Housing Authority, Hillcrest Transitional Housing, LS Social Services.



# Community Engagement & Partnership Opportunities



## Community for All Ages

Continue implementation of the CFAA plan and initiatives to promote housing for all and housing resources and opportunities for older adults.



## DIY - Home Renovation & Resource Education

Assist homeowners with DIY renovations through education and outreach. Develop FAQ page, brochures, and use other social media tools.



## Housing Choice Benefits

Provide the benefits of housing choice and housing diversity throughout the community to stakeholders to build housing advocates.



## Build Relationships

Connect with major employers, healthcare providers, and others to identify opportunities for attainable/workforce housing.





# Ignite! Goal Achieved - Strong Neighborhoods and Housing Choices



## Objectives -

1. Encourage affordable housing
2. Consider policies to diversify housing choices
3. Educate the community on resources and opportunities

01

### Evaluate current requirements to allow more housing options

- Create and engage a focus group from the community to understand the barriers to attainable housing.

02

### Make regulatory changes to promote a mix of densities and prices.

- Organize community workgroups including activists and champions.

03

### Acknowledge and counter the negative stigma of affordable housing.

- Present education campaign materials to the City Council.





## Ignite! Plan Element- Strong Neighborhoods and Housing Choices



**Goal- Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community**

**01**

Preserve and protect existing housing stock

**02**

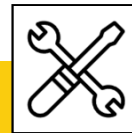
Increase mix of affordable housing.

# Economic Incentive Opportunities



## Home Buyer Assistance Program

Explore opportunity to re-ignite the home buyer assistance program.



## Universal Design & NOAH Assistance

Research grants opportunities to expand existing home repair program to invest in NOAHs and assistance with Universal Design for older adults (CFAA).



## Land Bank

Develop a land bank to incentivize housing diversity and housing assistance to homeowners.



**Are there other methods we want to explore to incentivize attainable housing development?**



# Ignite! Goal Achieved - Strong Neighborhoods and Housing Choices



## Objective -

### 1. Consider policies to diversify housing choices

01

**Incentivize developers to include a portion of affordable housing in residential projects.**

- Explore the creation of a housing trust to acquire and own property for the purpose of maintaining affordability.

02

**Incentivize developers to include a portion of affordable housing in residential projects.**

- Structure incentives to move housing to more affordable price points without sacrificing quality.



## Ignite! Plan Element- Strong Neighborhoods and Housing Choices



**Goal- Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community**

**01**

Increase overall property values by neighborhood.

**02**

Increase mix of affordable housing.

**03**

Preserve and protect existing housing stock.





# Summary of All Housing Recommendations & Priorities



## UDO & Development Review

- Perform a density audit
- Examine UDO Processes
- Increase diversity through zoning
- Identify other UDO updates
- **Complete UDO updates for small/narrow lots & Multi-Family Density (PC March 2024)**



## Community Engagement & Partnerships

- Communities for All Ages
- **DIY - renovation & education assistance**
- **Housing Choice benefits**
- Build partnerships



## Economic Incentives

- Home Buyer Assistance
- **Universal Design & NOAH assistance**
- **Research opportunity for creation of a Land Bank**
- Other incentives?

# Housing

1

Feedback & Direction

2

Research

3

Analyze & Review

4

Engagement & Collaboration

5

Review & Discussion

## What's Next



# A Look at Housing in Lee's Summit

A discussion on housing inventory, goals,  
and recommendations moving forward.

