

HOUSING UPDATE



GOALS, INITIATIVES, AND RECOMMENDATIONS

Continuing the discussion on housing, housing goals, status of initiatives in progress from our last meeting, and recommendations moving forward.



HOUSING UPDATE



Housing Data and Overview

Provide data on existing housing inventory and information.



Housing Initiatives

Discuss housing initiative updates and recommendations to continue advancing Ignite! Goals.



Corporate Housing/Rentals

Answer questions regarding desire to learn more about corporate housing and questions regarding rentals and zoning authority.

PART 1



Housing Data and Overview

Provide data on existing housing inventory and information.

DATA, CURRENT CONDITIONS, AND BACKGROUND INFO



IGNITE! Housing Goals

Strategic Plan

Strong Neighborhoods with Housing Choices is one of the 7 Critical Success Factors of the Plan. Idea is to “Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.” Objectives include encouraging affordable housing, diversifying housing choices, and educating the community on resources and opportunities.



Comprehensive Plan

Strong Neighborhoods & Housing Choice is one of the 7 Plan Elements. Idea aligns with the City’s Strategic Plan to “Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.” Objectives include increasing overall property values by neighborhood, increasing the mix of affordable housing, and preserving & protecting existing housing stock.





IGNITE!

Strategic Plan Objectives, Strategies, and Action Items



1. Consider Policies to Diversify Housing Choices

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

- Create more zoning opportunities for different housing choices.
- Create infill development requirements.
- Review and streamline approval processes.

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

- Explore the creation of a housing trust to acquire and own property.
- Structure incentives to move housing to more affordable price points without sacrificing quality.



2. Encourage affordable housing

Evaluate current requirements to allow more housing options.

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

3. Educate the community on resources and opportunities

Develop a public education campaign about housing needs and goals.

- Engage organizations that are working on affordable housing to lead public outreach and service gaps.

Acknowledge and counter the negative stigma of affordable housing.



IGNITE!

Comprehensive Plan Objectives and Action Items



1. Increase mix of affordable housing

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

2. Increase overall property values by neighborhood

- Increase public outreach and education on common code violations and provide resources for aid programs.



3. Preserve and protect existing housing stock

- Continue support for the Minor Home Repair Program through CDBG funding.

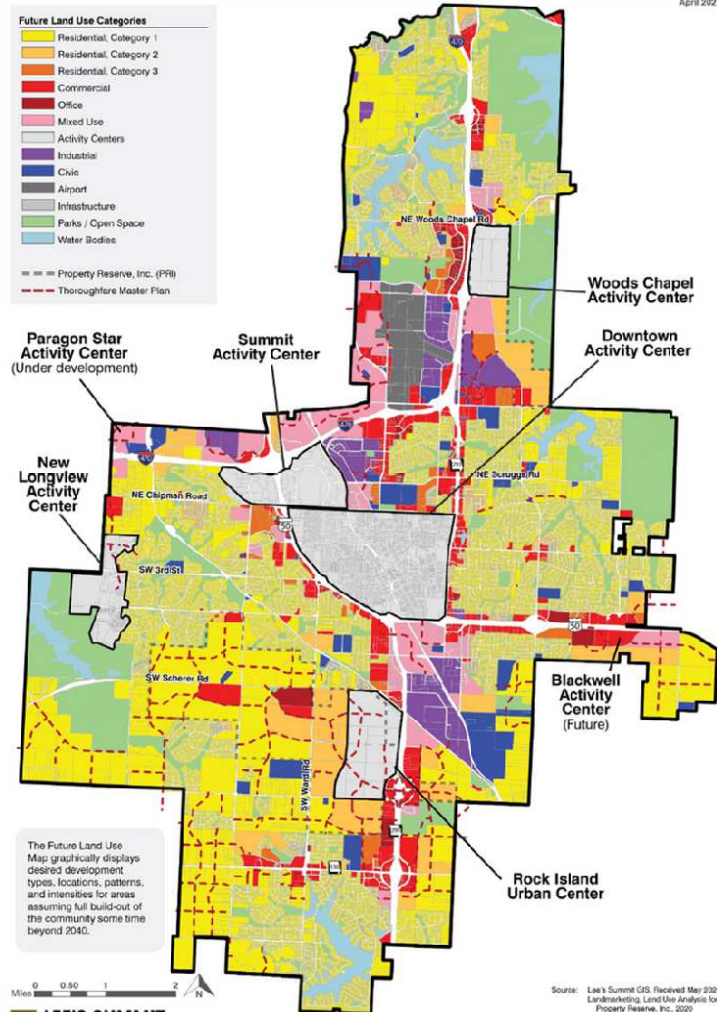
4. Increase business activity by designing mutually supportive neighborhoods

- Engage organizations that are working on affordable housing to lead public outreach and service gaps.

Future Land Use

April 9, 2021

- Future Land Use Categories**
- Residential, Category 1
 - Residential, Category 2
 - Residential, Category 3
 - Commercial
 - Office
 - Mixed Use
 - Activity Centers
 - Industrial
 - Civic
 - Airport
 - Infrastructure
 - Parks / Open Space
 - Water Bodies
- Property Reserve, Inc. (PRI)
Thoroughfare Master Plan



Comprehensive Plan Future Land Use Map

AFFORDABLE HOUSING

Affordable housing is housing which costs the occupant 30% or less of their gross income on housing costs (whether in rent or mortgage) which includes utilities.



ATTAINABLE HOUSING

Attainable housing is market rate housing for sale that is unsubsidized and meet the needs of those with incomes between 80% and 120% of the Area Median Income. (aka workforce housing).



HOUSING DATA



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)**



ACS Community Survey

HOUSING DATA



\$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

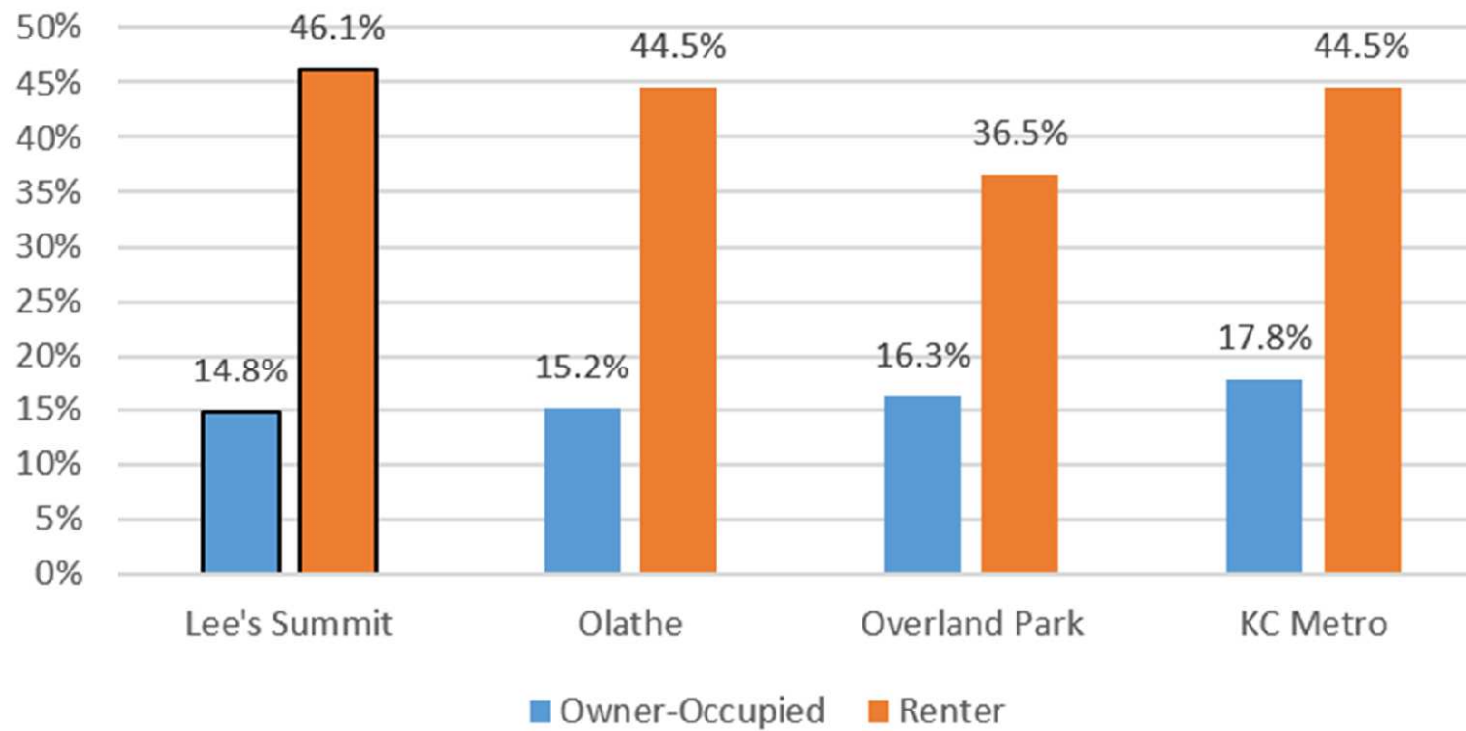


ACS Community Survey

Housing Values Owner Occupied

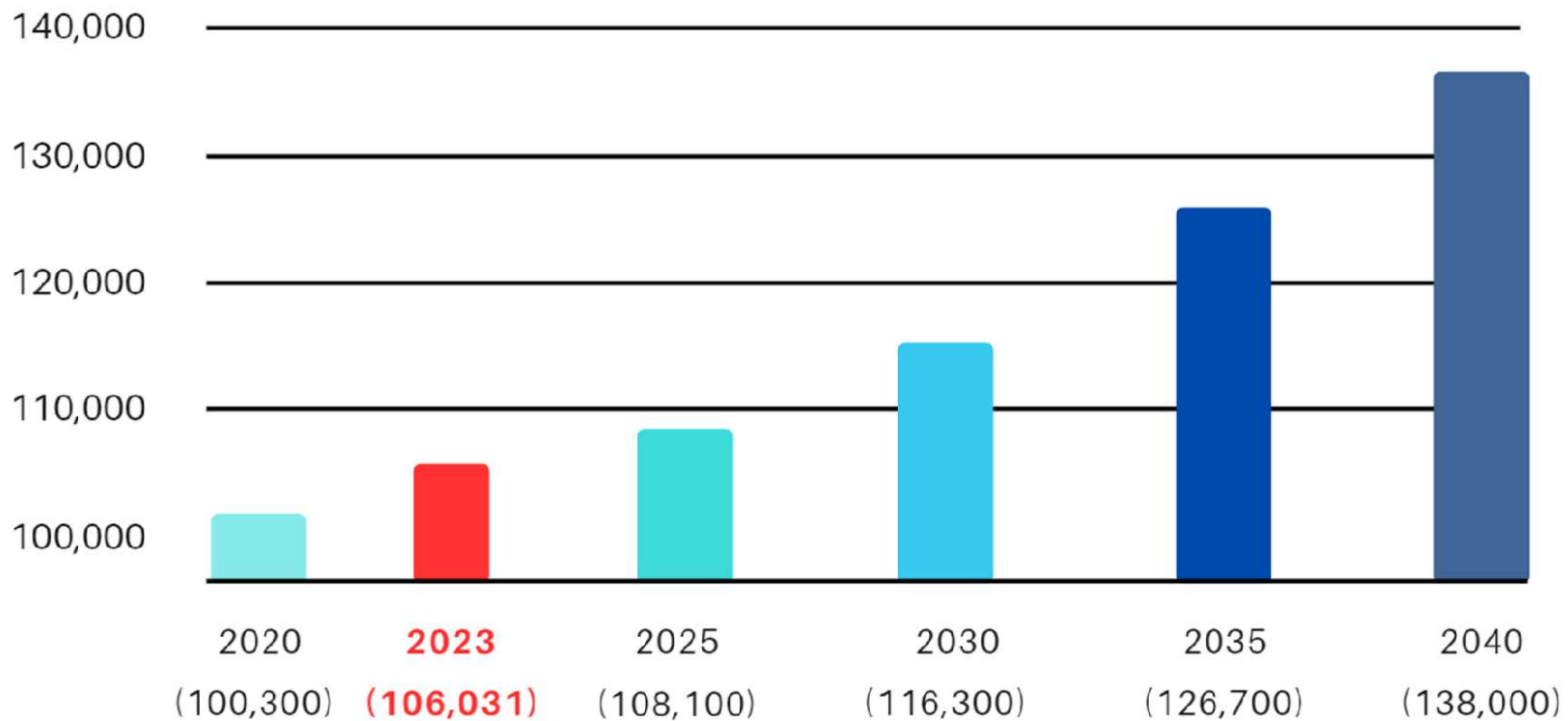
	2010		2018		2022		Change by Category from 2018 to 2022	
Housing Values	# of Units	% of Total Units	# of Units	% of Total Units	# of Units	% of Total Units	# of Units	% Change
<\$50,000	319	1.3%	557	2.0%	314	1.1%	-243	-43.6%
\$50,000 - \$99,999	1,403	5.5%	1,253	4.5%	367	1.3%	-886	-70.7%
\$100,000 - \$149,999	5,385	21.3%	4,362	15.5%	1,479	5.1%	-2883	-66.1%
\$150,000 - \$199,999	7,102	28.1%	6,943	24.7%	3,473	11.9%	-3470	-50.0%
\$200,000 - \$299,000	6,930	27.4%	8,006	28.4%	9,863	33.7%	1857	23.2%
\$300,000 - \$499,999	3,499	13.8%	6,042	21.5%	10,556	36.1%	4514	74.7%
\$500,000 - \$999,999	597	2.4%	885	3.1%	2,995	10.2%	2110	238.4%
>\$999,999	49	0.2%	103	0.4%	187	0.6%	84	81.6%
Total O/O Units	25,284	100%	28,151	100%	29,234	100%		

Cost Burdened Households



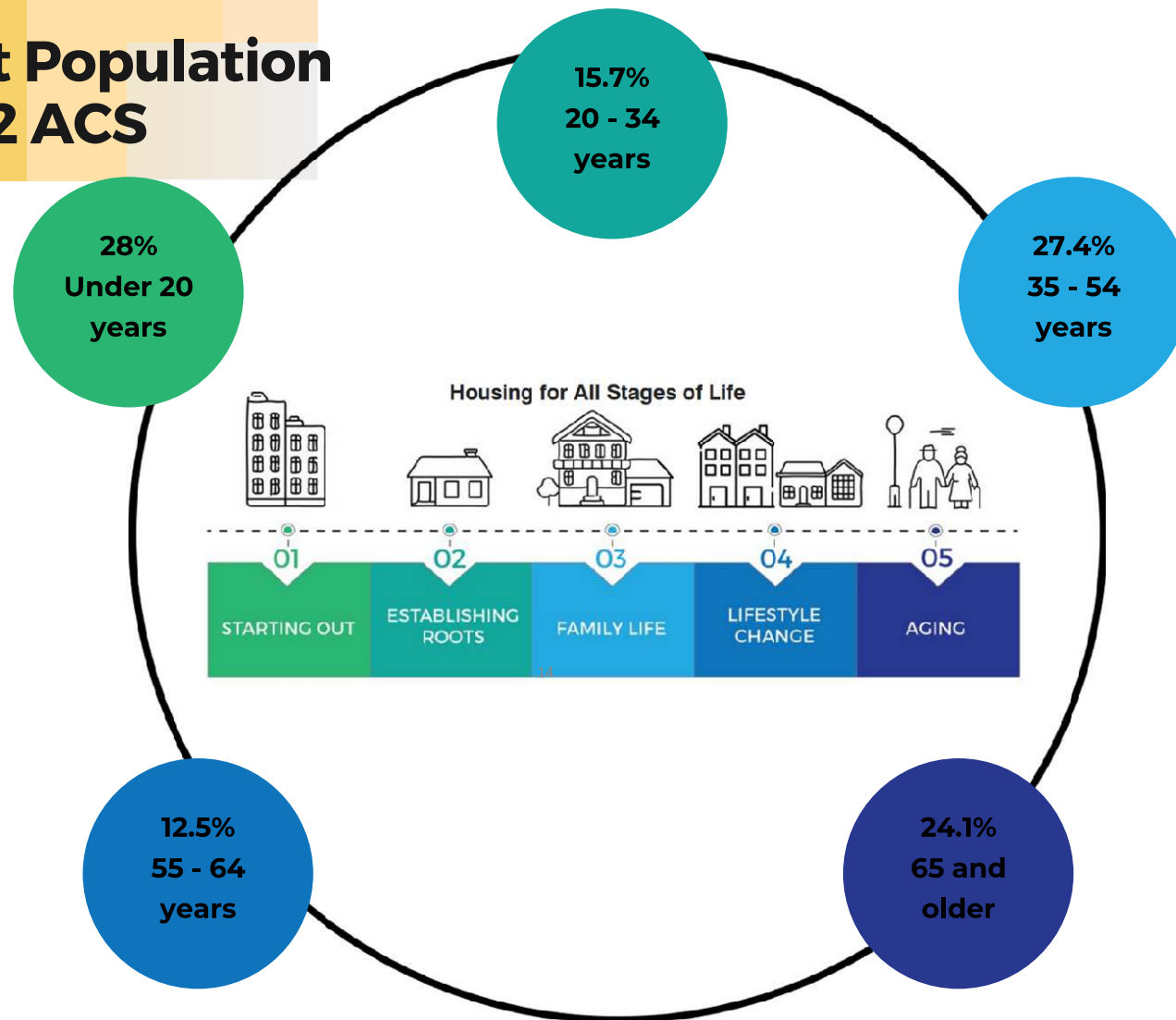
ACS Community Survey

Population Growth & Projections

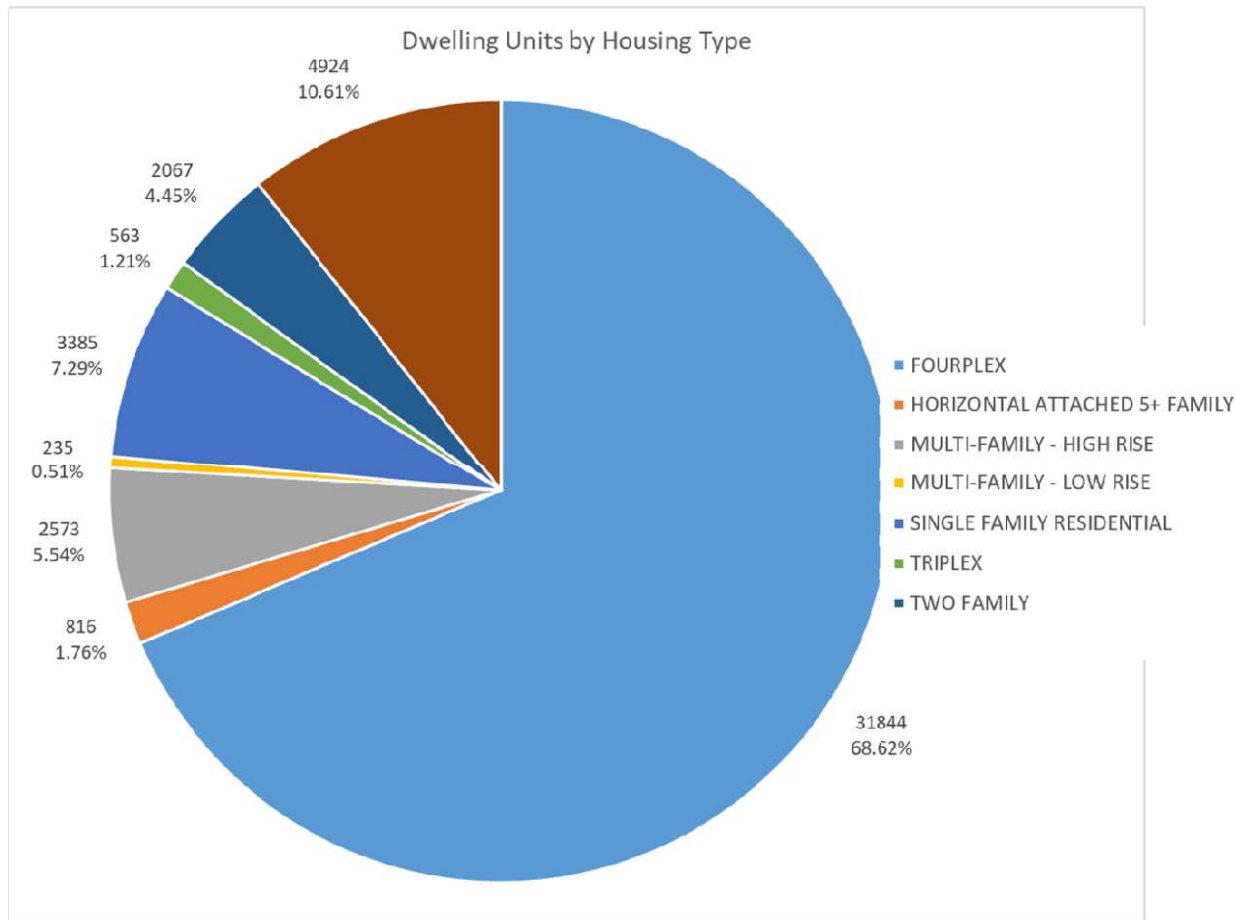


Development Services

Age Cohort Population 2022 ACS



Living Units by Housing Type



Housing Choice & Population Diversity

Students/young professionals/corporate

25% of housing in Lee's Summit are rental properties (all types). Rentals are often sought after by individuals looking for maintenance provided housing, busy professionals, students, in walkable mixed-use developments, and corporate housing.

First home/young families

Workforce housing (attainable housing) includes missing middle housing styles such as small lots, cottage style, cluster developments, and mid-density such as two-plex, three-plex, and four-plex development. This makes up 16% of existing housing stock and expected population growth by 2040 is over 30,000.

Families/mid-life

Almost 70% of existing housing stock is single family units. We have also already doubled the number of single-family residential building permits approved this year as compared to 2023. The average cost of a new to the market single family home is \$525,000.

Senior housing

Over 36% of the population is 55 years old and older. Currently, there are 18 senior residential communities with 2,903 units (1308 of which are at John Knox Village).

Workforce Housing



LSR7 School District

855 of 1375 LS School District Teachers live in LS
62% Residency

LS Police Department

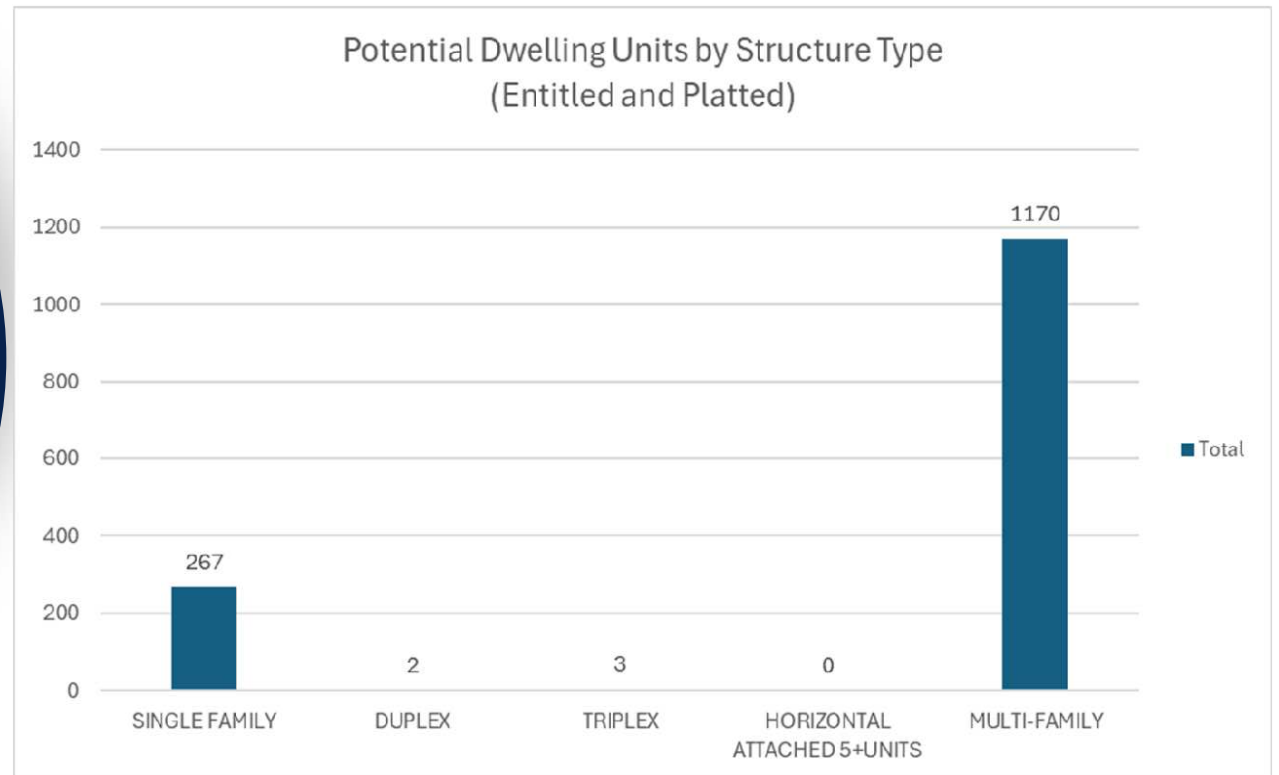
55 of 151 Police Officers live in LS
36% Residency

LS Fire Department

63 of 193 LS Firefighters live in LS
32.6% Residency



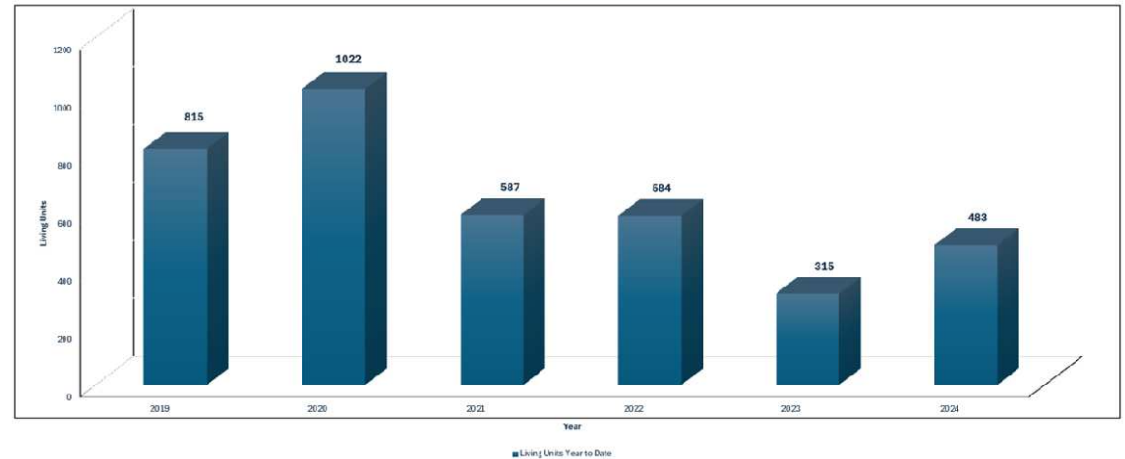
ENTITLED BUT NOT BUILT



UNDER CONSTRUCTION

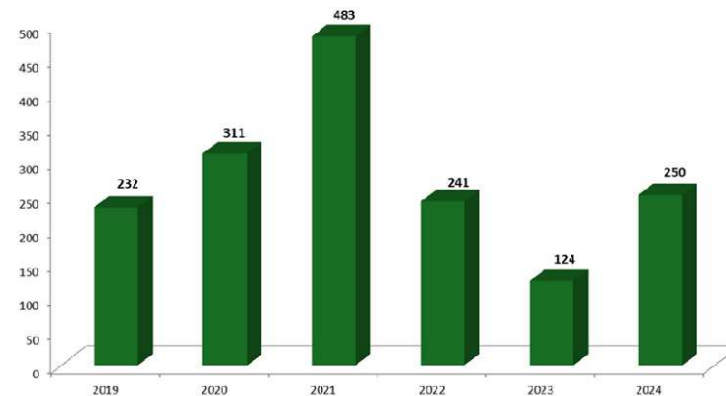


All Living Unit Types Year To Date September 2024



Number of Single Family Permits

19



PART 2



Housing Initiatives

Discuss housing initiative updates and recommendations to continue advancing Ignite! Goals.

STATUS OF EXISTING HOUSING INITIATIVES AND RECOMMENDATIONS

HOUSING RECOMMENDATION AREAS

UDO & Development Processes

This category area looks at both our UDO and permitting requirements and processes. This allows us to review and update procedures, identify process efficiencies, and encourage redevelopment and investment.



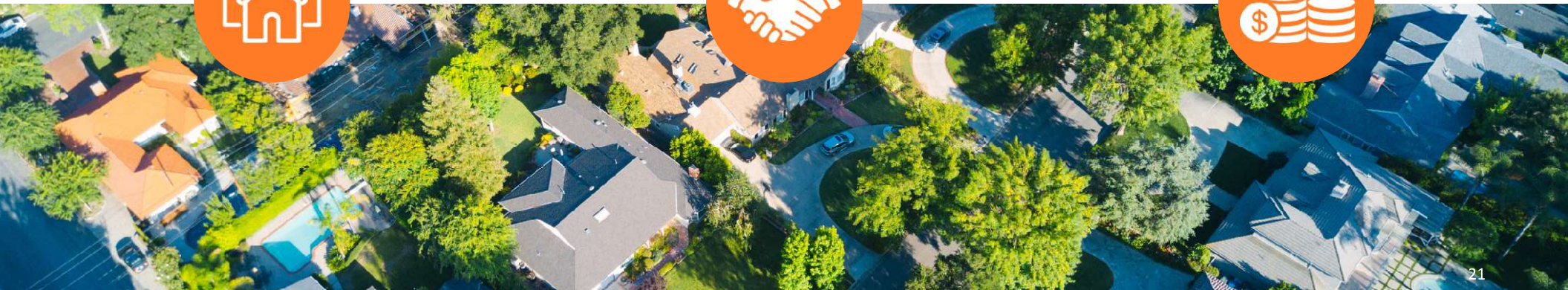
Community Partnerships & Engagement

This category allows us to identify new and build on existing public/private partnerships throughout the community and the metro. Education and information sharing is also important to provide to the community, customers, and other stakeholders.



Economic Assistance & Incentives

This category looks at identifying resources and developing economic incentives to assist home buyers, renters, developers, and builders. Assistance includes development and redevelopment opportunities.



UDO & Development processes



1. Evaluate current requirements to allow more housing options.
2. Make regulatory changes to promote mix of densities and prices.



1. Increase mix of affordable housing.
2. Create policies to encourage more mixed-use and mixed-density development.



Completed

- UDO update to increase multi-family density, allow single family in RP-4 district, and provide cluster development option approved May 14, 2024.



In Process

- Collaboration with community stakeholders for ICC (International Code Council) 2024 Code Series Updates.
- Current UDO process updates (modifications, plan extensions) –public hearing October 24, 2024.



Future

- Research opportunities for mid-density housing in RP-2, RP-3 and PRO districts (such as townhomes).
- Develop Infill Development Policy.



community engagement & partnerships



1. Acknowledge and counter the negative stigma of affordable housing.
2. Develop a public education campaign about housing needs and goals
3. Evaluate current requirements to allow more housing options.
4. Make regulatory changes to promote a mix of densities and prices.



1. Increase mix of affordable housing.
2. Preserve and protect existing housing stock.



Completed

- Joined EJC Dept of Health's Housing & Economic Vitality Committee (InCoLab).
- Completed yearly update report on CFAA efforts with LS Wellness Committee.



In Process

- Working with Truman Heritage Habitat on improvements to LS Housing Repair Program to increase awareness and participation.
- Quarterly meetings with the HBA.



Future

- Develop strategies to promote housing diversity, awareness, and advocates.
- Continue researching additional housing grant opportunities.



COMMUNITIES FOR ALL AGES PLAN

Universal Design & Development Reviews

Creating a review checklist of items that can be included with residential proposals.

Developing promotional and educational material for universal design projects.



Community Partnerships & Engagement

Strengthening our community presence and partnerships such as ProDeo, Hillcrest, LS Social Services.

Working on fall/winter engagement to promote Home Repair Program (universal design) and provide application assistance.



Economic Assistance & Incentives

Continuing to look for grant opportunities, attending several upcoming MARC workshops.

Researching opportunities to expand Home Repair projects and other financial assistance for qualifying households.



Economic incentives and assistance



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



1. Increase mix of affordable housing.
2. Preserve and protect existing housing stock.
3. Increase overall property values by neighborhood.



Completed

- Annual monitoring of permit/application fees and how we rank within the metro.
- Completed land bank inventory research.



In Process

- UDO process updates in progress will reduce application time/costs.
- Working with Truman Heritage Habitat on improvements to LS Housing Repair Program to increase awareness and participation.



Future

- Discuss neighborhood improvement program and non-CDBG home repair program.
- Explore first-time home buyer's education and assistance program.
- Land bank policy opportunities.

Naturally Occurring Affordable Housing



- ◆ Over 17,000 housing units were constructed between 1980–1999.
- ◆ 27% of homes were built before 1980.
- ◆ Maintenance of older homes is more costly as more repairs are needed.
- ◆ Preservation is less expensive than building a new home and prevents demolition of an affordable home.
- ◆ Investment and rehabilitation of older housing stock preserves neighborhoods, increases property values, and keeps more affordable/attainable housing options in the market.

Homeowner's Associations (HOA)



- ◆ HOAs can help to create a sense of place, belonging, and community.
- ◆ HOAs also create and enforce covenants to ensure property maintenance and upkeep which is a private agreement between homeowner and the association.
- ◆ HOAs sometimes experience lack of funding and lack of interest from residents.
- ◆ Municipalities do not govern and cannot require HOA participation but can assist with education and program assistance to communities to encourage HOA involvement.

First time home buyer assistance

Home buying assistance could be in the form of down payment assistance or home buying education and preparation. Could also expand into assistance for qualifying home buyers (not just first-time buyers).



Education

Create housing resource materials to connect homeowners and homebuyers for financial counseling, budgeting education, utility, and other assistance.

Co-host an educational workshop with Truman Heritage to connect homeowners and buyers to education and resources.



Financial Assistance

The City had a buyer assistance program until 2018/19. This program provided \$3,000 assistance to qualified buyers who then had to remain in the home for 3 years.



We Learned

Many homeowners sold their homes within 3 years and internal processes were difficult and time consuming.

Still connecting with other cities to learn about their successes and challenges. However, most provide \$3k-\$10k in assistance.



What is a Land Bank?



- ◆ Land banks are created by local jurisdictions to hold abandoned, vacant, and tax-delinquent properties for future development.
- ◆ Allows municipalities the ability to own land for future public/private partnership for development and hold properties for future strategic land use.
- ◆ Reduces the amount of problem properties.

PART 3



Corporate Housing and Rentals

Answer questions regarding desire to learn more about corporate housing and questions regarding rentals and zoning authority.

FOLLOW UP DISCUSSION REGARDING RENTAL QUESTIONS

Corporate Housing Discussion & Benefits

Corporate housing is temporary housing solutions for those relocating employees or business travelers on an extended stay (30 days or more). These are fully furnished accommodations, typically including a variety of amenities in single-family or multi-family dwellings.



Job & Corporation Attraction

Corporate housing is used by both national and local companies to increase job attraction and recruitment efforts for new employees. It is also used for executives who are relocating on a permanent or temporary basis.



Community Investment

Properties are well maintained as they are managed by the corporations themselves and must remain in good standing to be used as a benefit to employees and business partners.



Economic Development

Makes the community more attractive to national or local companies looking to expand or relocate.

Employees use this time to get familiar with an area and ultimately purchase a home in the community.



Recommendations & Discussion



UDO & Code Processes

1. Complete 2024 ICC Updates.
2. Complete UDO Updates in progress.
3. Draft Infill Development Policy.
4. Review UDO for additional housing opportunities in residential districts.



Community Engagement & Partnerships

1. Communities for All Ages initiatives.
2. Complete DIY housing repair education material.
3. Look into a home buyer education workshop.
4. Develop strategies to promote housing diversity, awareness, and advocates.



Economic Incentives & Assistance

1. Strengthen Home Repair Program.
2. Continue exploring grant opportunities.
3. Explore a neighborhood improvement program.
4. Provide details on a first-time home buyer's assistance program.
5. Provide information on land bank programs.

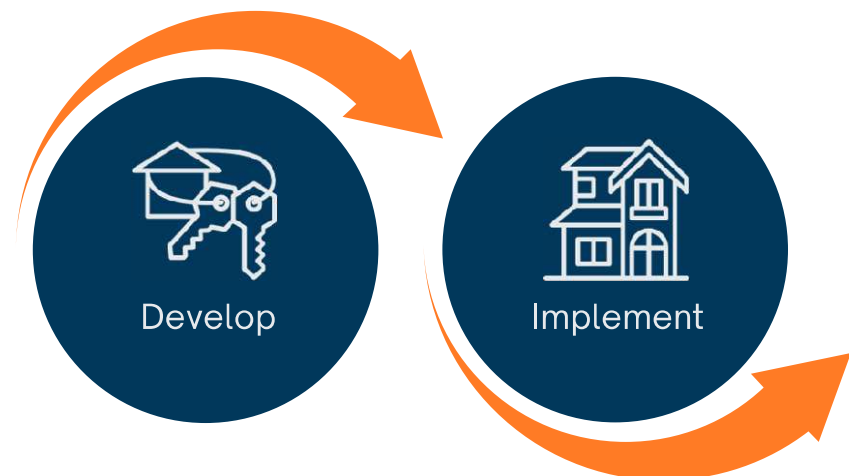
Action Steps

01 Complete housing initiatives (strategies) that are in progress and provide regular updates to the CEDC.

02 Once current strategies are completed, begin work on additional strategies that will advance the goals from Ignite! Strategic Plan and Ignite! Comprehensive Plan.

03 Work with CEDC and community partners to draft necessary language to develop new policies, procedures, and recommendations.

04 Continue tracking housing data and trends to determine community impacts of implementation of the developed strategies.



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