

Summary Presentation

Draft Analysis of Impediments to Fair
Housing Choice

Community and Economic Development Committee

4:00 P.M.

May 8, 2019



LEE'S SUMMIT
MISSOURI



Yours Truly

Talking Points

- What is AI and the process to develop AI
- Required areas of analysis
- Public consultation/input – to help identify impediments
- Research and analysis to identify and confirm fair housing issues
- Public input – to recommend goals and strategies
- Official and public review and comments
- Final report – impediments, contributing factors, goals and strategies
- Limitations of the study

AI and The Process

- What is AI?
 - *Analysis of Impediments to Fair Housing Choice, a HUD mandate*
- What a typical process looks like?
 - *Public consultation, data analysis, identify impediments, develop strategies and achievable goals, public review and comment, and final report*
- Where are we now?
 - *Completed a draft AI for official and public review and comment*
- What's ahead?
 - *Finalize the report for submission to HUD and implement goals and strategies in years to follow*

Required Areas of Analysis

- Development patterns and infrastructure
- Demographics and population trends
- Housing trends and characteristics
- Fair access to opportunities for all
- Public policies, regulations, programs, processes, etc.
- Labor force and employment opportunities

Required Areas of Analysis (Cont.)

- Patterns of segregation, integration, or concentration of poverty
- Presence of discrimination
- Impediments to fair housing choice
- Contributing factors
- What can we do as a community to overcome impediments, if any

Summary of Public Input

- Public Engagement Phase I

PURPOSE – Gather public knowledge, experience, perception and opinion

- Surveys:

- Citizen survey
 - Developer/Builder survey
 - Financial institution survey

- Public forums/meetings

- Service providers forum
 - Housing providers forum



Summary of Public Input

- Public Surveys:
 - Citizen survey
 - Key demographic characteristics of respondents
 - Wide representation
 - Relatively balanced
 - Key issues identified/perceived
 - Affordability issue in ownership housing
 - Affordability issue in rental housing
 - Financially difficult to age in place
 - Maintenance issues in rental housing
 - Public perception against location and density choice (discriminatory)
 - Lack of public information

Summary of Public Input (Cont.)

- Public Surveys:
 - Developer/Builder survey (small sample)
 - Key points
 - Mostly developing owner housing in the range of \$200,000-\$600,000
 - Mostly developing rental housing in the range of \$1,000-\$5,000 per month rent per unit
 - Insufficient rental housing in affordable range
 - Existing housing not suitable for the elderly



Summary of Public Input (Cont.)

- Public Surveys:
 - Financial institution survey (small and insufficient sample size)
 - Key takeaways
 - Lending institutions following tighter rules in approving loan applications after the subprime crisis
 - Staff properly trained in fair housing laws
 - Fair housing laws are adequately enforced in mortgage lending

Summary of Public Input (Cont.)

- Public Forums:
 - Public service providers forum
 - Key barriers mentioned
 - Lack of public transportation options for public service clients
 - Affordable housing options limited
 - No local emergency shelter for chronic and temporary homelessness
 - Limited resources of public service agencies benefiting the needy and limited relevant information for people in need

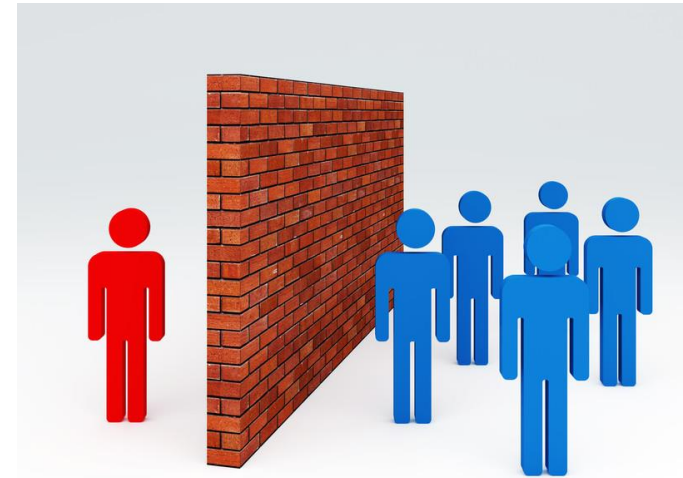


Most Prominent Concerns of the Public

- Public Transportation
 - *Connecting workers to jobs/employment*
 - *Connecting people with special needs to services*
- Housing Affordability
 - *Affordable housing in homeownership – existing and new*
 - *Affordable housing in rental housing – existing and new*
- Discrimination
 - *Public perception on housing density, types and location*
 - *Not-in-my-backyard (NIMBY)*

Other Public Concerns

- *Lack of public information and awareness*
- *Lack of incentives for development of affordable housing*
- *Lack of affordable childcare*
- *Lack of emergency shelter and transitional housing*
- *Lack of local jobs meeting skills of local workers*



Important Note

- *Responses from the public input process are largely based on personal knowledge, experiences, perceptions and opinions*
- *No research and study or reliable data were completed or available to help substantiate some of the public responses*
- *No research and study or reliable data were completed or available to help determine the level or degree of the concerns or issues raised*
- *In most cases, more work is warranted for the future to establish benchmark measures and pinpoint where improvement is needed*

Research and Analysis Results

- Studies and Analysis Suggest

- *Census data indicates that the minority population in LS has been growing at a faster pace in recent decades*
- *Population distribution indicates well integrated patterns among racial and ethnic groups*
- *4% of families and 6% of persons are below poverty line*
- *No sign of significant poverty concentration is observed in LS*
- *No consistent correlation between poverty and race/ethnicity though some minority groups tend to bear heavier financial burdens than other racial groups*
- *Over 20% of homeowners with a mortgage have housing cost burdens*
- *51% of renters use over 30% of their household income for housing expenses*
- *Hispanic population is more likely to bear housing cost burdens*
- *In LS, older homes tend to be more affordable than newer homes*
- *Access to opportunities is less favorable to low-income persons without automobiles and persons with disabilities*

Internal Audit Results

- Results Suggest

- *City is becoming a more bike-friendly community (Livable Streets, Bike Plan)*
- *City is becoming a more walk-friendly community (Sidewalk Improvement Program, Livable Streets, Greenway/Trail Master Plan, etc.)*
- *City is becoming a more age-friendly community (Community for All Ages)*
- *Public infrastructure improvements and funding priority based on needs and conditions*
- *City has been making improvements to public transit options to its citizens*
- *City is promoting economic and job growth*



Internal Audit Results (Cont.)

- Assessments from Departments

- *On Policies*

- *Sidewalk Plan, Bicycle Plan, ADA Transition Plan adopted to improve conditions for non-motorized travel*
 - *Maintenance and improvements of infrastructure based on assessment of conditions and needs*
 - *Supporting housing types affordable to all segments of the City is a stated purpose in Comp Plan and in UDO*
 - *In UDO, definition of “family” may be read too narrowly*
 - *Definition of “dwelling” too lengthy and may cause confusion*
 - *Lack of a reasonable accommodations process*
 - *Parking requirement for single-family residential zone may have unintended consequences of limiting housing choice*

Internal Audit Results (Cont.)

- Assessments from Departments
 - *On Programs and Projects*
 - *Above mentioned plans to accommodate non-motorized travel and ADA*
 - *Available on-demand transit service*
 - *City's livable streets policies*
 - *City's annual curb program to improve ADA accessibility*
 - *On Lack of Policy and Investment*
 - *There is no lack of policy and investment in areas in need because our policies and investment decisions are based on need*
 - *On Need*
 - *ADA transition plan*
 - *Sidewalk gaps still exist*
 - *City has limited access to regional transit*

Internal Audit Results (Cont.)

- Assessments from Departments
 - *Water/Sewer*
 - *System maintenance and improvements based on need*
 - *Offers customers flexible pay plan*
 - *Cooperate with other local agencies assisting clients with financial difficulties*
 - *Parks and Rec*
 - *Work Program and Angel Program to benefit financially disadvantaged clients*
 - *Several neighborhood parks improved to benefit disadvantaged neighborhoods*
 - *Special events free of charge*
 - *Police*
 - *Strong anti-bias policy*
 - *Anti-bias training for officers*
 - *C.R.T. (Community Oriented Policing Crime Reduction Team)*
 - *Annual Shop with a Cop program*
 - *Bilingual/multilingual assistance*

Internal Audit Results (Cont.)

- Assessments from Departments
 - *Finance*
 - *At Cashiers counter, offers bilingual assistance*
 - *Administration*
 - *Foreign language assistance*
 - *Budget to support Mr. Martin Luther King's celebration*
 - *Participating in local organization events assisting persons in need*
 - *Planning*
 - *Community for All Ages benefiting people in every age group*

Summary of Public Input

- Public Engagement Phase II – Goals and Strategies
 - Impediment: Public Transportation (worker to job)
 - Increase job opportunities locally
 - Continue to work with regional public transportation providers
 - Promote development patterns that support public transportation
 - Impediment: Public Transportation (customer to services)
 - Improve public information
 - Explore Federal grants
 - Continue support to local services to expand

Summary of Public Input (Cont.)

- Public Engagement Phase II – Goals and Strategies
 - Impediment: Public Transportation (in general)
 - Attract jobs to LS that our workers travel to outside LS
 - Provide job skill training opportunities matching job requirements
 - Increase local funding for public transportation services
 - Impediment: Affordable Housing (owner)
 - Encourage senior housing development
 - Diversify housing
 - Increase accessible owner housing

Summary of Public Input (Cont.)

- Public Engagement Phase II – Goals and Strategies
 - Impediment: Affordable Housing (renter)
 - Encourage senior housing development
 - Promote integration of affordable housing with market rate housing throughout the City
 - Increase accessible rental units for people with mobility issues

Summary of Public Input (Cont.)

- Public Engagement Phase II – Goals and Strategies
 - Impediment: Emergency Shelter/Housing
 - Coordinate an effort from local churches and charities
 - Increase public awareness and public information
 - A comprehensive study to find out the real need

Recommendations

- Goals and Strategies

Strive for a healthy housing inventory and market that is inclusive, accommodating and sustainable	Explore new and strengthen existing policies to encourage development of affordable housing while protecting the value of existing areas and neighborhoods.
	Initiate UDO amendments to improve inclusion of housing varieties
	Strengthen coordination between the City and other housing agencies to promote affordable housing
	Sustained public education and awareness of fair housing issues
	Participate in regional effort to promote housing affordability

Recommendations (Cont.)

- Goals and Strategies

Comprehensive policy framework in support of inclusionary community and neighborhoods	Continue to analyze local codes, regulations, controls and standards and their impact on housing development
	Pursue comprehensive approach towards inclusionary policy and compatible zoning regulation
	Increase public awareness of fair housing law and local and regional issues and solutions
Create a favorable business climate for economic stability and diversified employment base	Continue the City's economic incentive policy and program to encourage redevelopment and infill development of existing business and employment areas
	Strengthen and diversify local economy through collaboration

Recommendations (Cont.)

- Goals and Strategies

Create a favorable business climate for economic stability and diversified employment base	Increase employment opportunities for low-to-moderate income workers by supporting programs that provide needed job training
Minimize the impact of rising cost of maintenance and rehab of housing on LMI residents	Continue to fund the Minor Home Repair Program
	Continue to support Lee's Summit Housing Authority and other housing agencies through CDBG grant program for affordable housing
	Encourage landlords to provide timely maintenance of rental housing facilities
Strive to end homelessness and improve shelter capacities	Collaborate and support work of the regional CoC in its effort to end homelessness in E. Jackson County.

Recommendations (Cont.)

- Goals and Strategies

	Work closely with and provide grant support as needed to local transitional housing and domestic violence shelters
	Explore opportunities and collaboration through local faith-based and charity organizations for added shelters locally
Increased connection between workers and jobs from the current level	Strengthen collaboration among the City, Chamber, LSEDC and employers to improve local employment opportunities
	Encourage institutions, businesses and employers to provide affordable job training and skill development
	Continue to improve local facilities for non-motorized work commute

Recommendations (Cont.)

- Goals and Strategies

Increased connection between special needs services and service seekers	Encourage service agencies and volunteer organizations to coordinate efforts to identify gaps and provide needed transportation for services
	Explore funding options for a long term cross-agency transportation solution
	Continue to provide CDBG and other state or Federal grants to special needs agencies to expand services locally
	Expand public access to information regarding service availability and transportation options
Minimize financial burdens of receiving needed services for LMI persons	Explore financing resources and incentive strategies for expansion of low-cost services

Thank You!!!

Questions or Comments?