

A Look At Housing in Lee's Summit

Housing data and
background information



City Council/Parks & Recreation Board Joint Meeting
January 14, 2025



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.



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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.

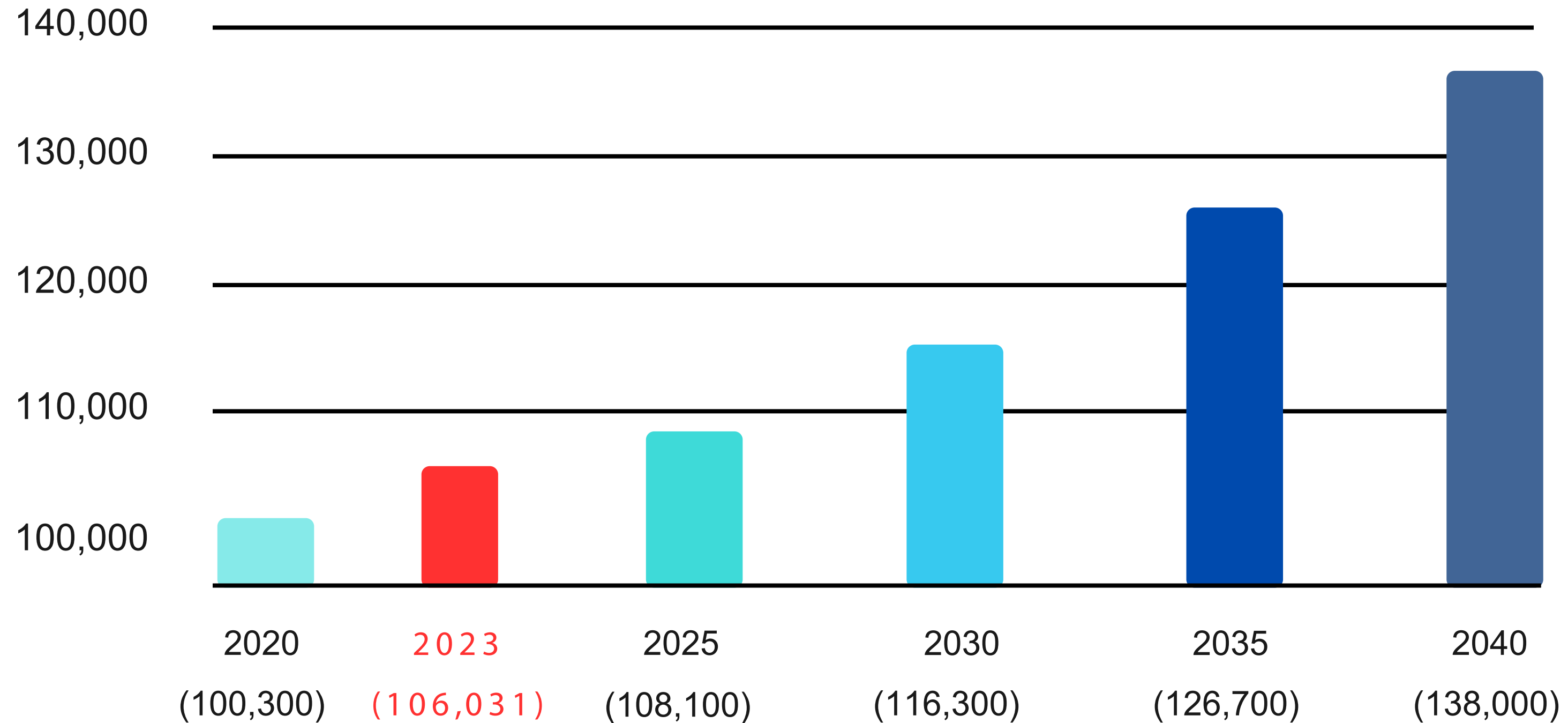
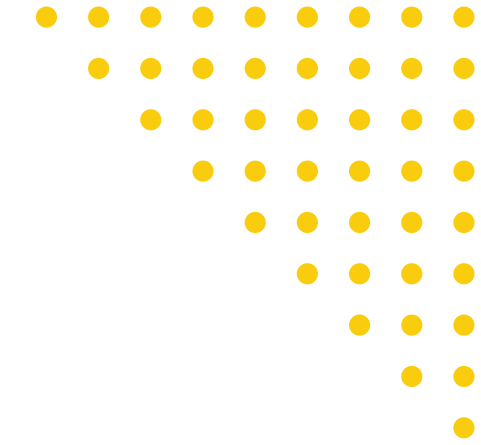
4. Increase business activity by designing mutually supportive neighborhoods

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

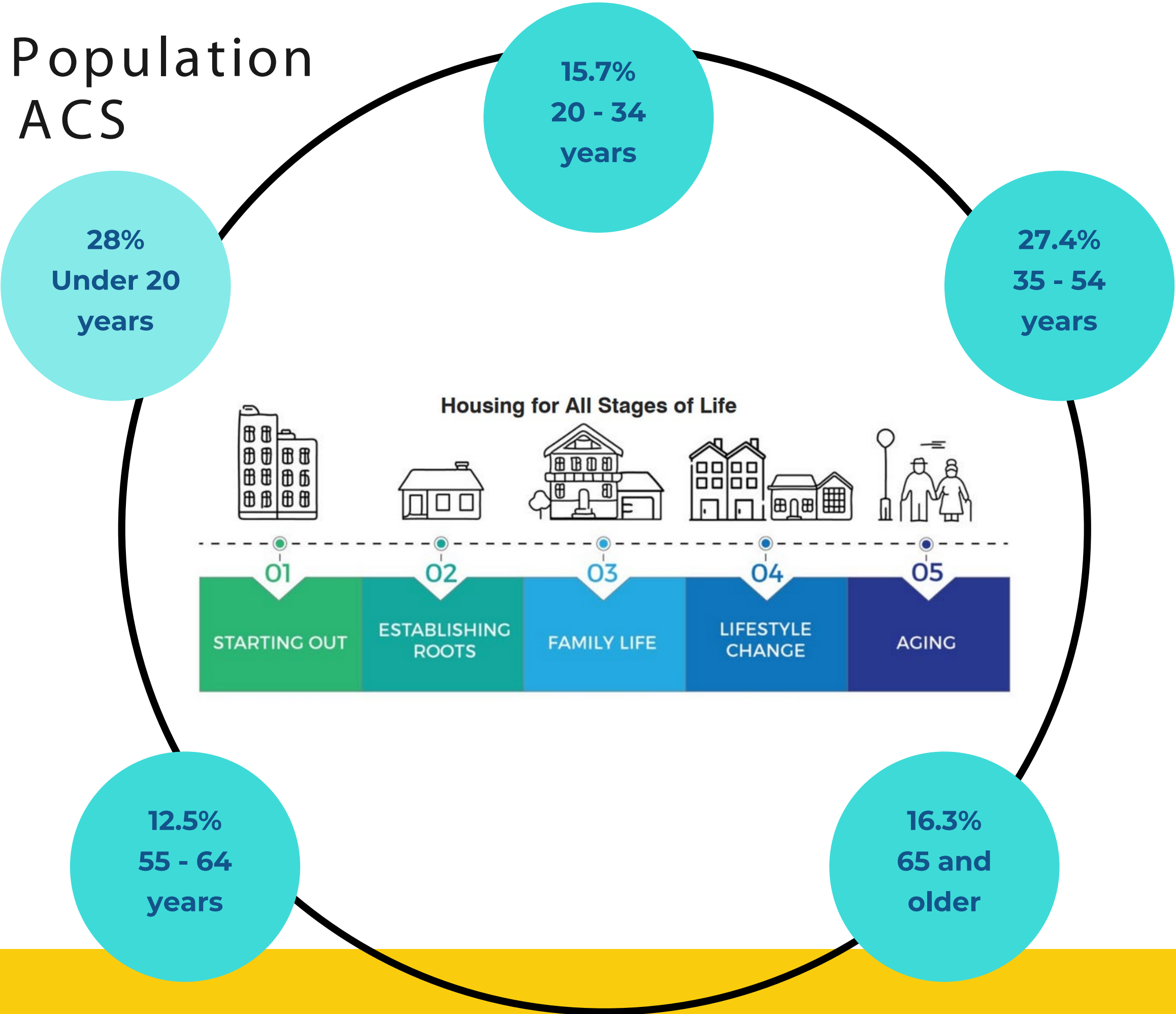


Population Growth & Projections

Ignite! Comprehensive Plan



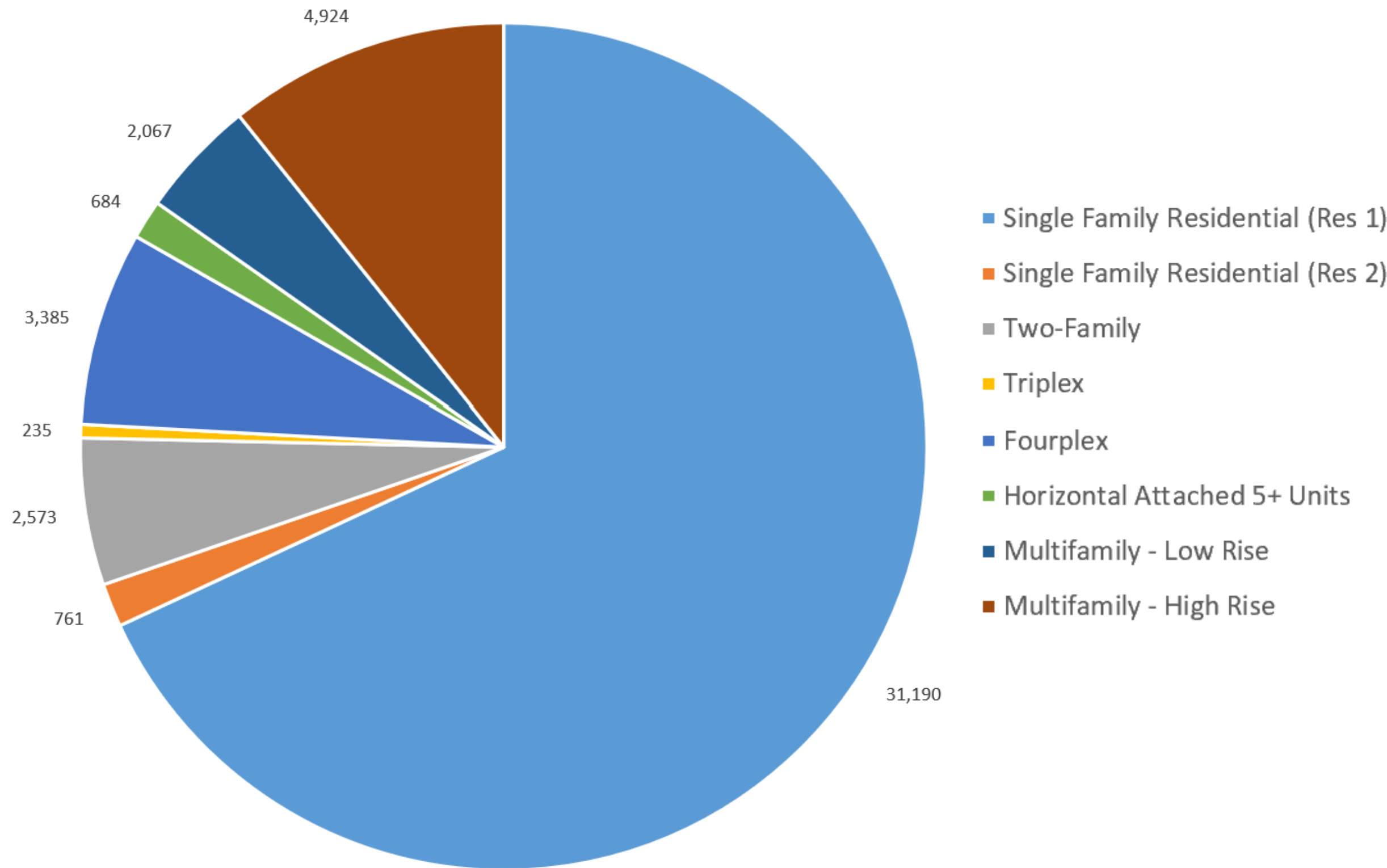
Age Cohort Population 2022 ACS



Living Units by Housing Type

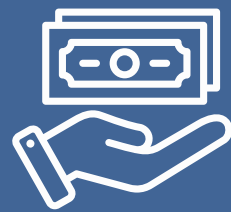
45,819* total

Dwelling Units by Housing Type



HOUSING DATA

2022 ACS Community Survey



\$103,447 Median Household Income



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



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

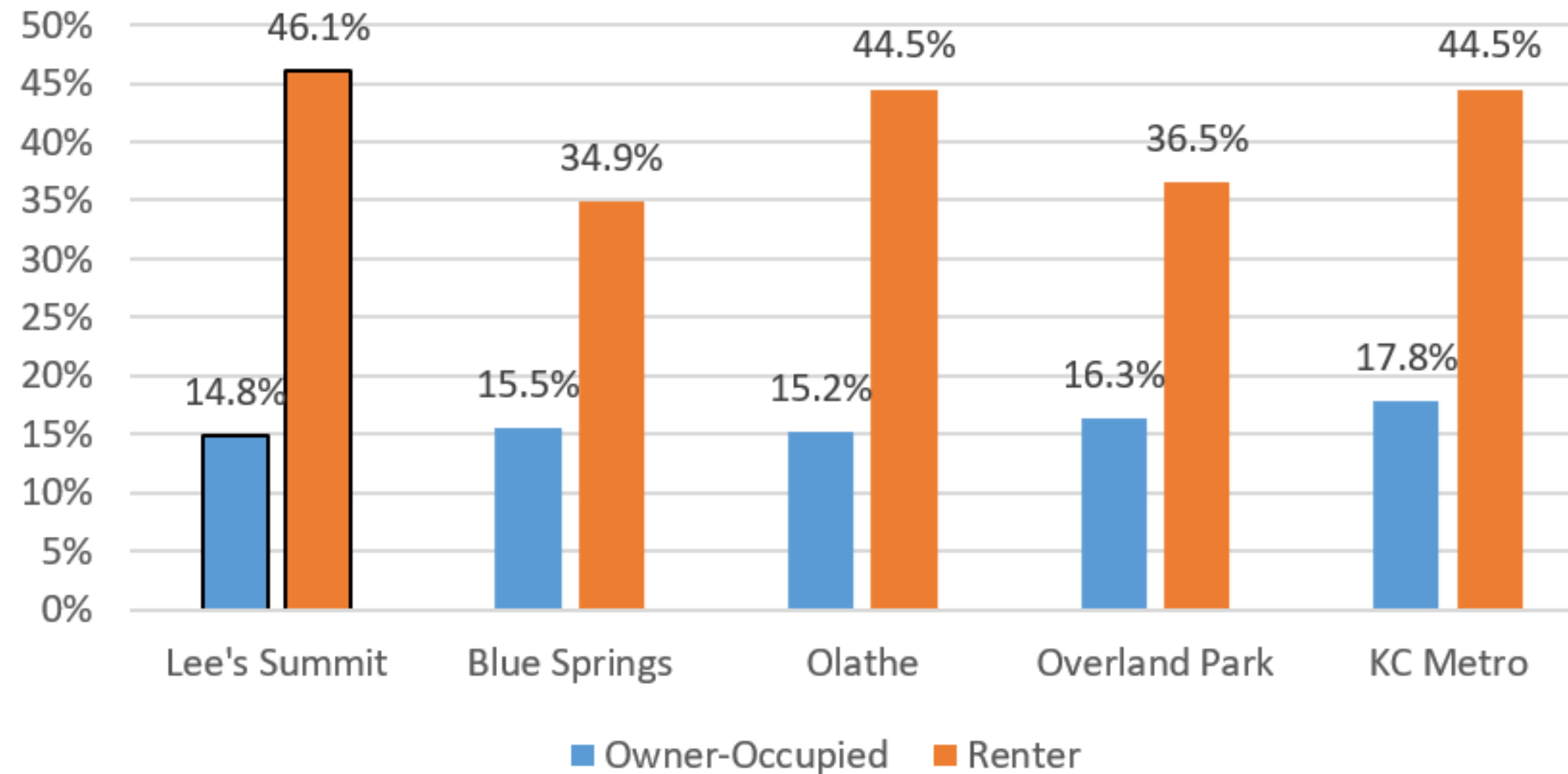


2.60 Ave. Household Size



Cost Burdened Households

2022 ACS Community Survey



HOUSING INITIATIVE AND FOCUS 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 can include development and redevelopment 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.



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 community 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.

