



LEE'S SUMMIT CITY COUNCIL PRIORITY GOALS DISCUSSION – HOUSING

June 17, 2025

Introduction

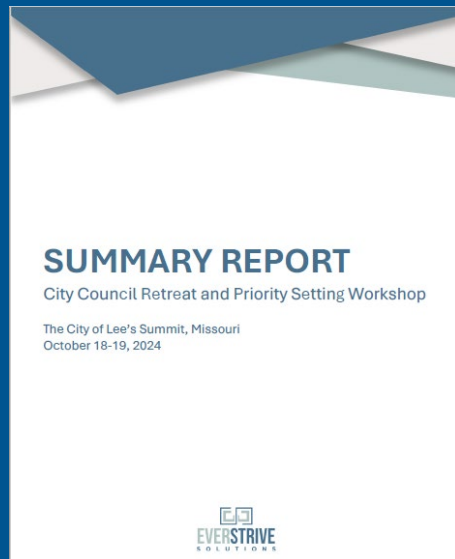
- **Stormwater** - Continued discussions at Public Works Committee as directed by City Council. April PWC Review Stormwater Background, Study and Status. May/June PWC Stormwater Level of Service.
- **Solid Waste** - Executing Council Supported Engagement Plan, Peer Consulting, and Legal Preparations for 2-Yr Notice as Directed by Unanimous Vote of City Council.
- **Beautification** - PWC discussion regarding MoDOT Sponsor A Highway Program; Arbor Day Proclamation; Spring Clean Activities (RecycleFEST, Stream Team, Citywide Litter Pickup).

Draft of Architecture Chapter nearing completion. HBA coordination meeting held May 15, 2025.
- **Housing** - discussion this evening.



1.

What we heard at the Council retreat



Pgs. 7-8

Housing	<ul style="list-style-type: none">• Start with research and benchmarks. Define terms: housing types, ownerships models, affordable vs. attainable vs. luxury.• Get a baseline of projects that have been implemented and approved. How many units of what types already exist in what locations? What are the gaps?• Identify policy levers and implementation. Move from discussion to <u>action</u>.<ul style="list-style-type: none">○ Zoning – incentives○ Infrastructure provision – LIHTC projects○ Land bank○ Federal funds – programs○ Community education○ Land Clearance Redevelopment Authority (LCRA)○ Other tools?
Housing, cont.	<ul style="list-style-type: none">• Review the Comprehensive Plan for balance of housing choices• Revitalize older neighborhoods to create interest in attainable housing for first time buyers• Public education and developer outreach• Success is: More units, attainable units, balance and housing choice, spectrum of housing choices for all stages of life

Agenda

1. Housing Terms and Definitions
2. Benchmarks, Inventory, and Data
3. Meeting History
4. Ignite! Housing Goals – Accomplishments to Date
5. Ignite! Housing Goals – Requested Initiatives
6. Next Steps



1. Housing Terms and Definitions

Affordable: housing that costs no more than 30% of a household's gross income

Attainable: market rate housing for-sale, unsubsidized, profitable, and meets the needs of those with incomes between 80-120% of the Area Median Income

Cost-burdened: housing that costs more than 30% of a household's gross income

Workforce housing: affordable for a specific segment of the workforce, typically middle-income households

Missing middle: fills the gap between traditional detached housing units and large apartments (ex. Duplexes, triplexes, townhomes, etc.)



1. Housing Terms and Definitions

Single-Family (detached): a dwelling situated on one lot designed to be occupied exclusively by one family

Duplex: a dwelling situated on one lot occupied exclusively by two families, respectively, in separate dwelling units living independently of each other

Multi-Family: a dwelling situated on one lot occupied by five or more families in separate dwelling units living independently of each other



1. Housing Terms and Definitions

Preliminary Development Plan: preliminary or conceptual site development plan of how a development is proposed to look and the layout of the site with the buildings, access, internal circulation, parking, detention, and other development items.

Final Development Plan: fully engineered detailed drawings, providing the detailed site development plan. Includes any specifics regarding landscaping, lighting, tree preservation, road improvements, and stormwater along with any necessary studies.

Plat: document detailing location and sizing of a lot or lots. Establishes legal lot boundaries and includes right-of-way boundaries, easements, and tracts.

Permitted: building permit has been reviewed for code compliance and issued

Zoning Entitlement: governmental approval to develop land for a specific land use



2. Housing benchmarks, inventory, and data



POPULATION



HOUSING
INVENTORY



PROPERTY
DATA



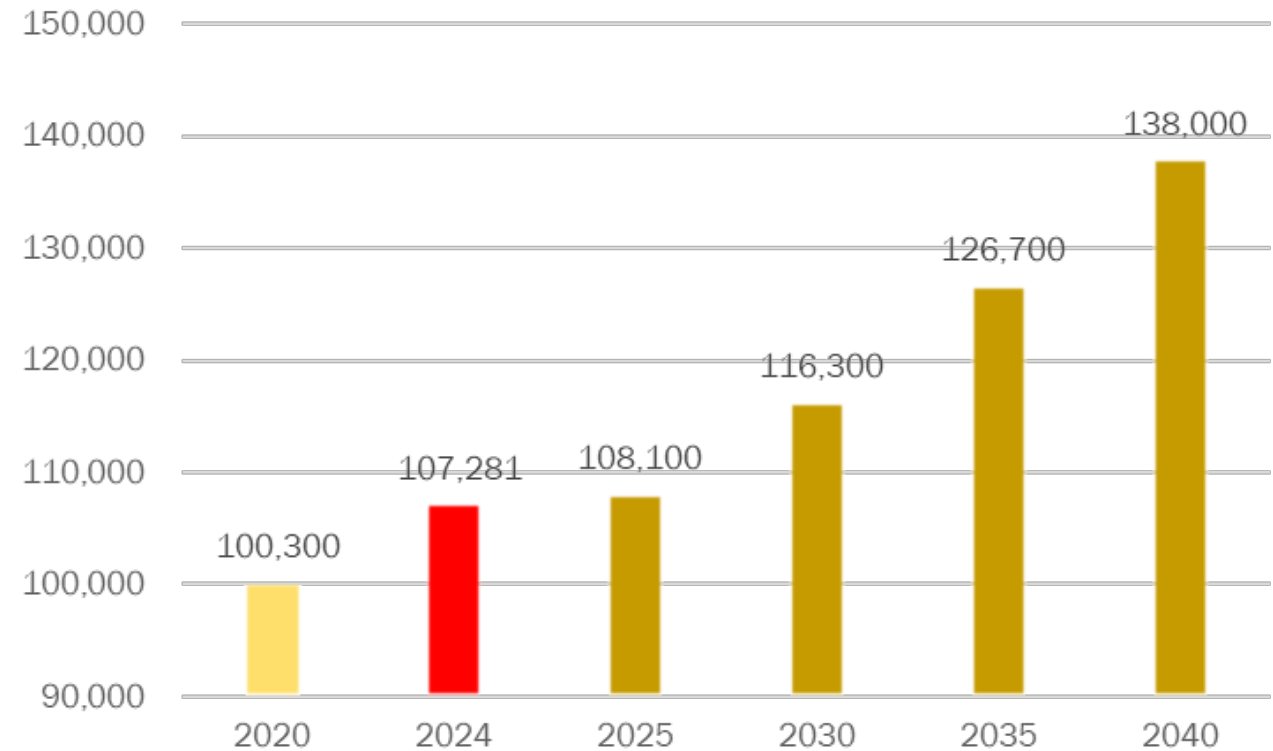
REGIONAL &
NATIONAL
DATA

POPULATION DATA



Population Growth & Projections

Ignite! Comprehensive Plan



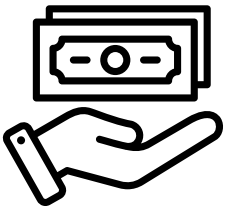
POPULATION DATA



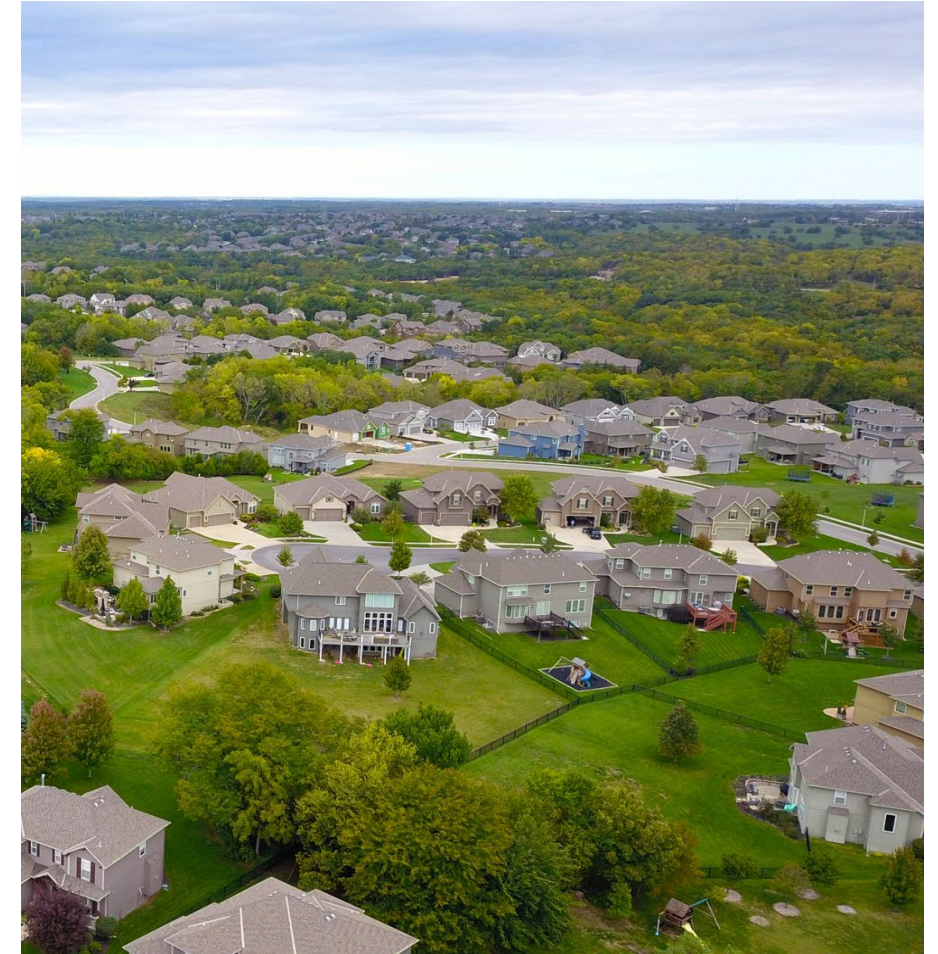
39,531 Households



2.58 Avg. Household Size

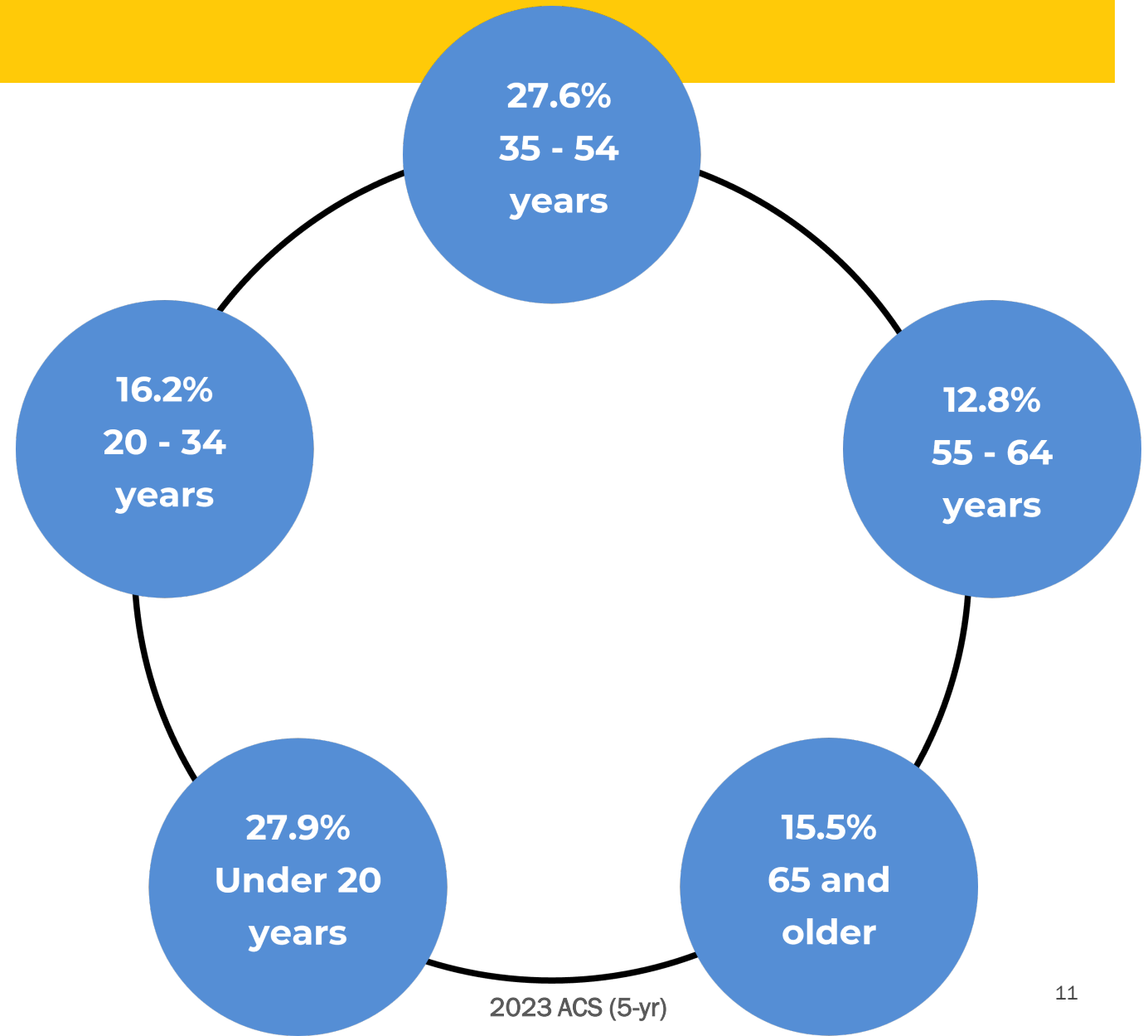
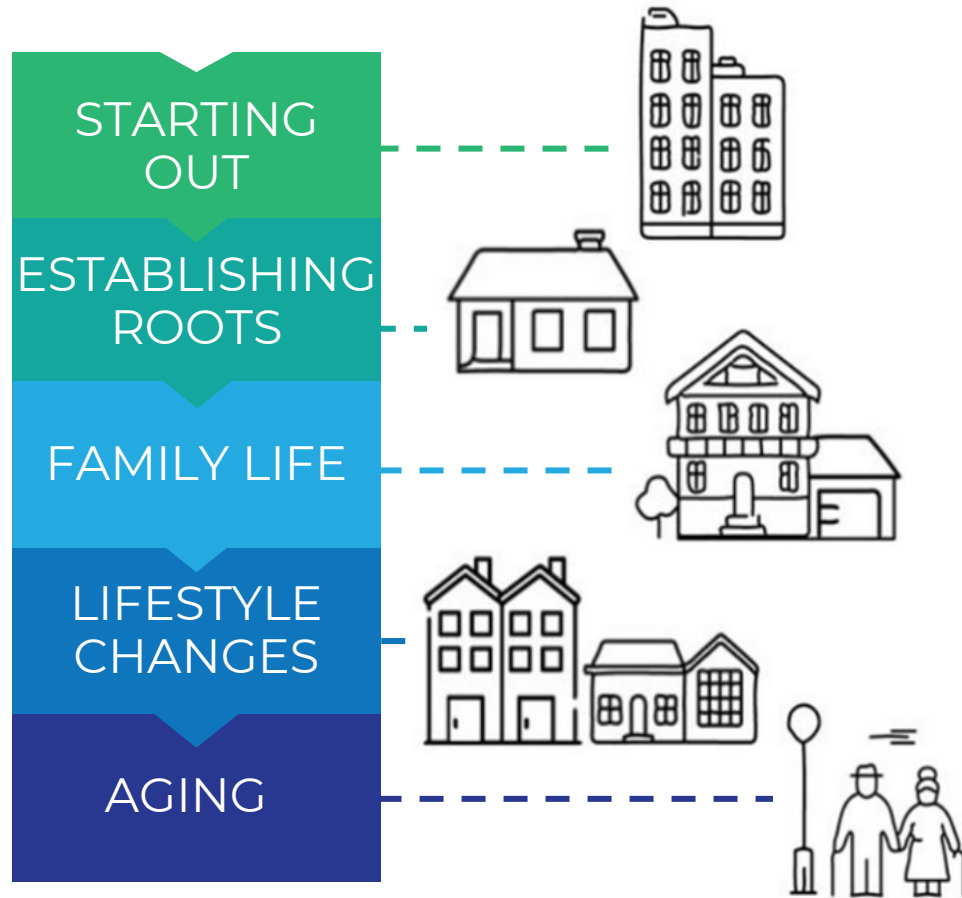


\$104,989 Median Household Income



POPULATION DATA

Housing for All Stages of Life



2023 ACS (5-yr)

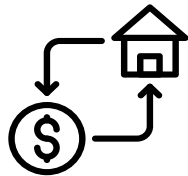
HOUSING INVENTORY DATA



73.6% of homes are owner occupied



\$593,700 Median New Construction Sale Price



17.5% of total homeowners are cost burdened



\$313,200 Median House Valuation

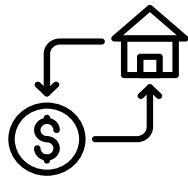
HOUSING INVENTORY DATA



26.4% of units are renter-occupied



\$1,382 Median Rent



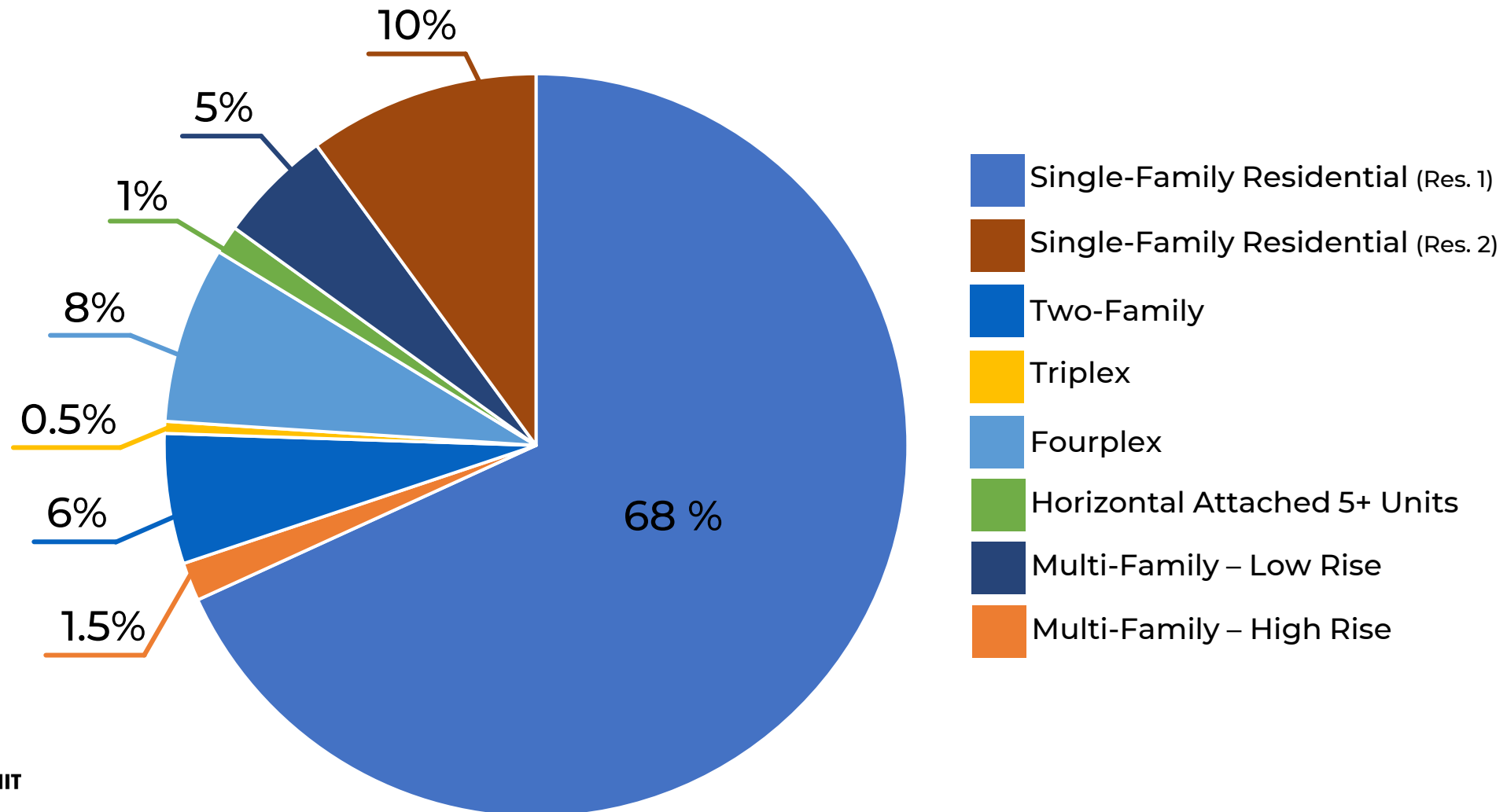
48.5% of total renters are cost burdened



3.9% vacancy for rental units

HOUSING INVENTORY DATA

Living Units by Housing Type (43,885 total)



IGNITE! INVENTORY GOALS

Residential 3

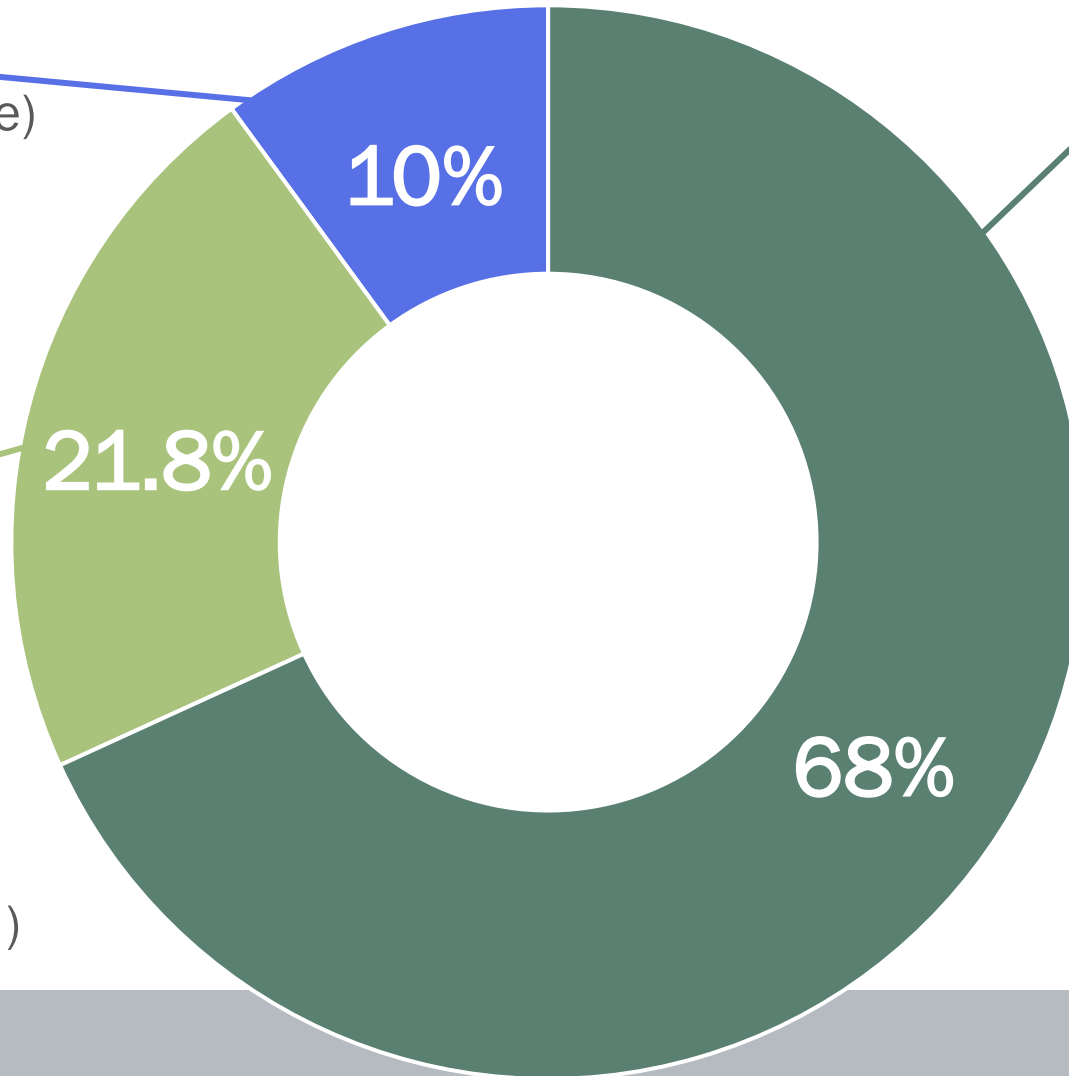
(Multi-Family – High Rise)

Residential 2

(Single-Family Lots
Smaller than 6,599-sf.,
Two-Family, Triplex,
Fourplex, Horizontal
Attached 5+ Family,
Multi-Family – Low Rise)

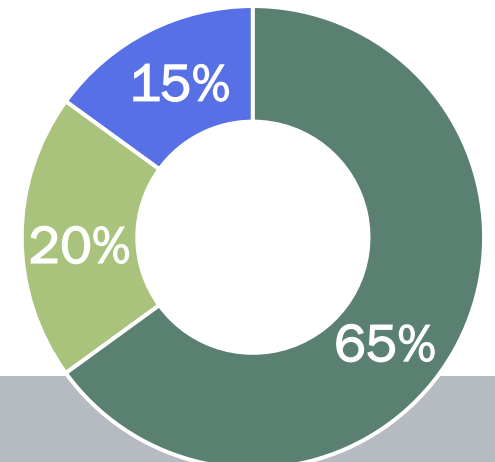
Residential 1

(Single-Family Lots Larger
than 6,600-sf.)



IGNITE!

Recommended Mix



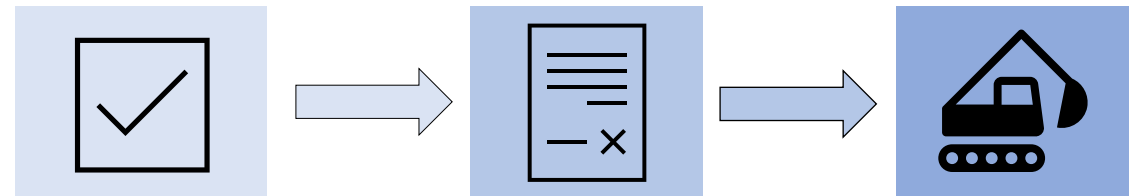
PROPERTY DATA



Reporting Period: 2021 - Present

	Residential Lots Approved by PDP	Lots Platted	Under Construction (unit count)
Single-Family	474	398	638
Two-Family	113	45	10
Triplex	0	0	0
Fourplex	80	0	0
Townhomes	39	0	0
Multi-Family	12*	N/A	446

*12 development & mixed-use projects



PROPERTY DATA

Number of Permits Issued (New Construction)

	2020	2021	2022	2023	2024
Commercial	14	12	33	25	7
Residential	439	654	283	187	223

City Boundary

City Boundary

Commercial Permits (2020-2025)

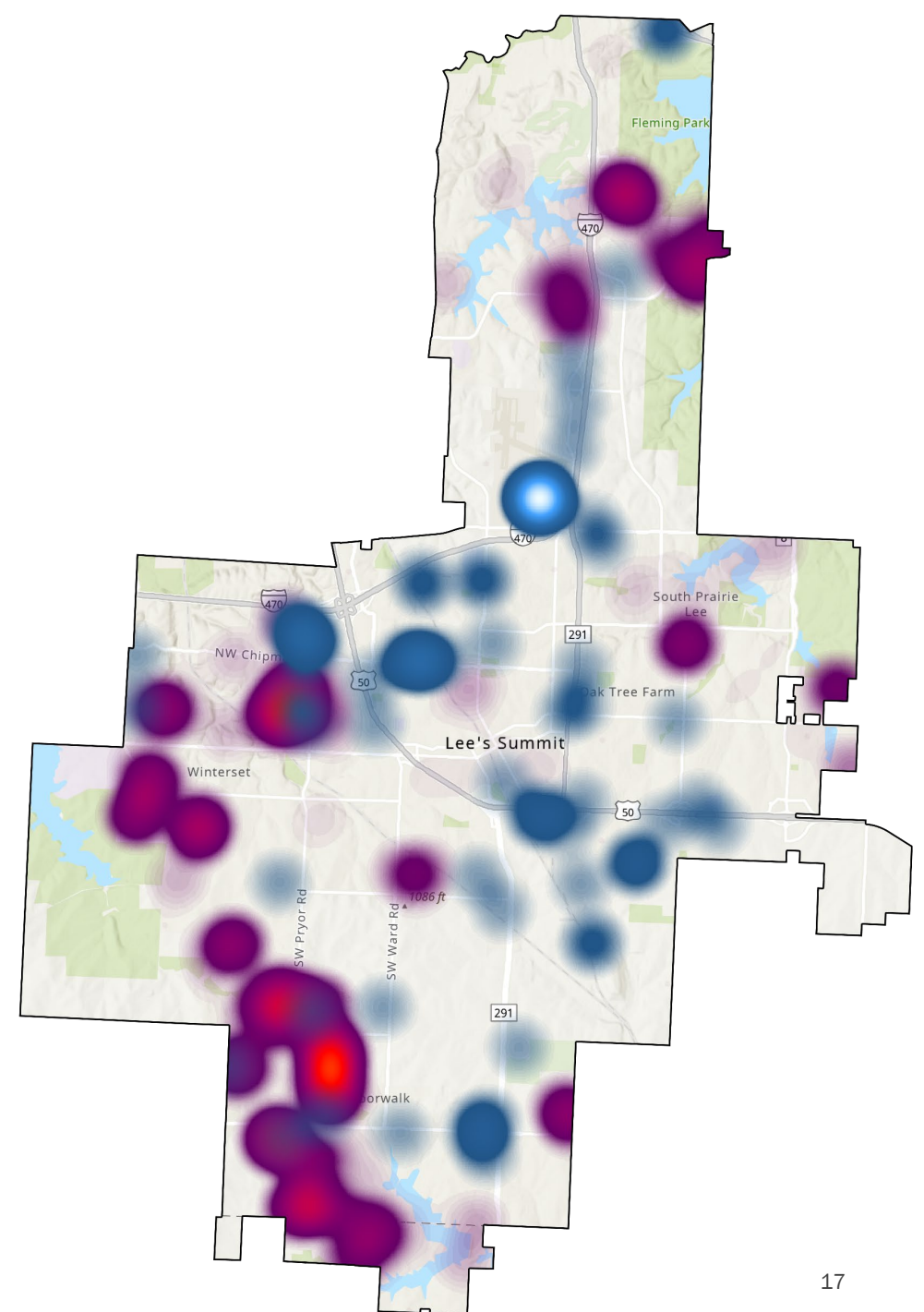
Sparse

Dense

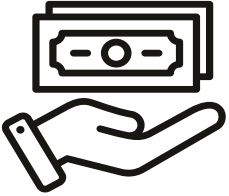



Residential Permits (2020-2025)

Sparse

Dense

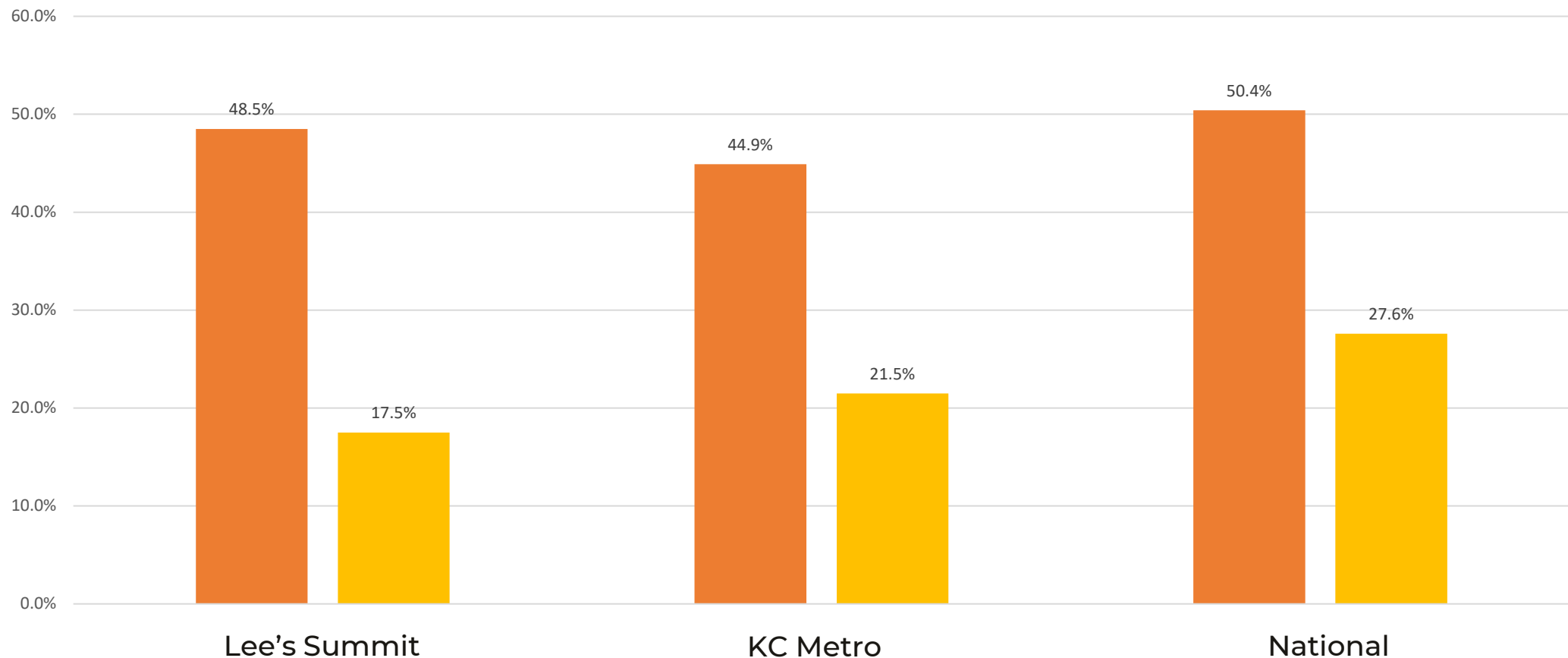


REGIONAL AND NATIONAL DATA

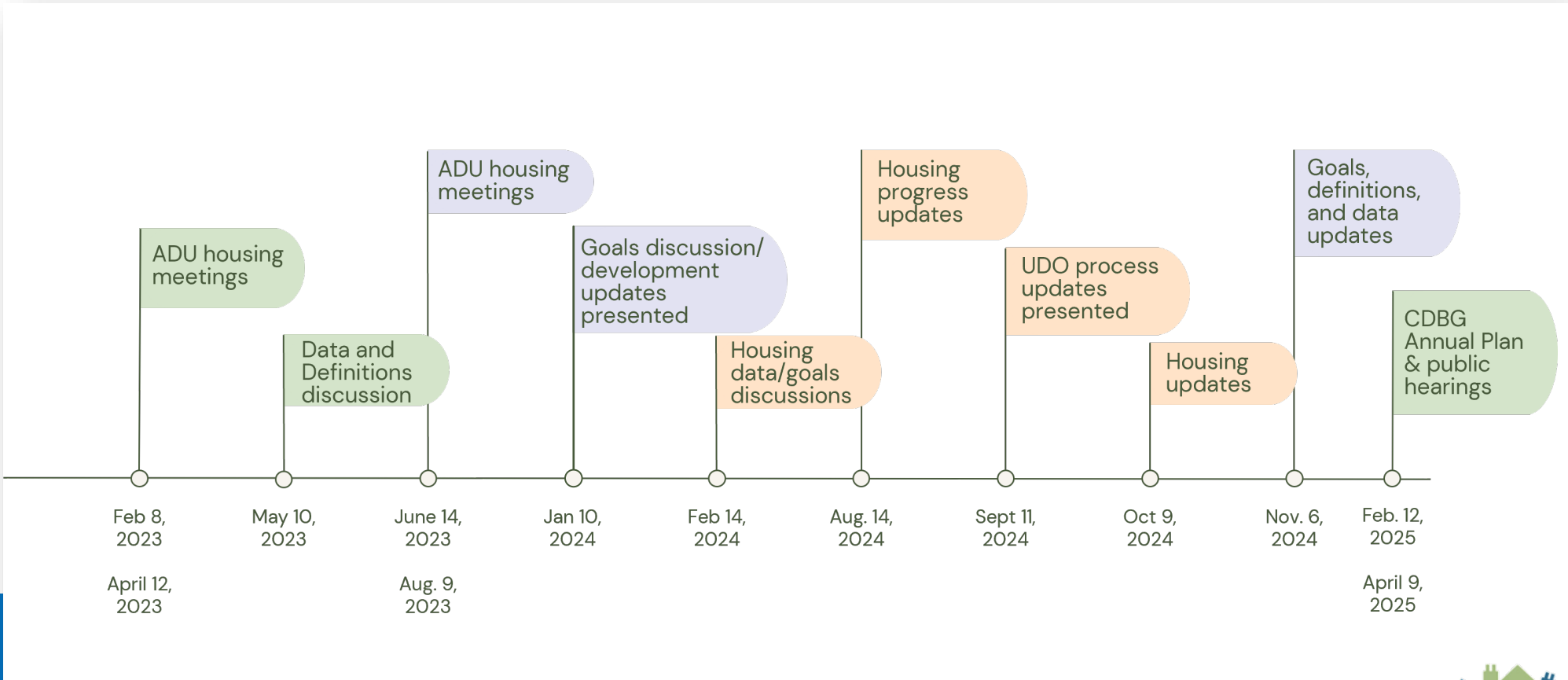
		Lee's Summit	KC Metro	National
Median Household Income		\$104,989	\$81,927	\$78,538
Median Home Value		\$313,200	\$265,400	\$303,400
Median Rent		\$1,382	\$1,201	\$1,348
Vacancy Rates		0.9% owner units 3.9% rental units	0.7% owner units 4.7% rental units	1.0% owner units 5.5% rental units

REGIONAL AND NATIONAL DATA

Housing Cost Burden by Tenancy
(2023 ACS-5yr)



3. CEDC MEETING HISTORY ON HOUSING



Does not include City Council meetings, Parks Board or School District meetings





4.
IGNITE!
Strategic Plan
and **IGNITE!**
Comprehensive
Plan strong
neighborhoods
and housing
choice goals



IGNITE! STRATEGIC PLAN

Strong Neighborhoods With Housing Choices

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

Objectives

- Encourage affordable housing
- Consider policies to diversify housing choices
- Develop an approach to selective, proactive code enforcement
- Educate the community on resources and opportunities



Introduction

Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.

Housing access, affordability and diversity across our growing population will be crucial for our community to be resilient in the future. Strong neighborhoods and diverse housing choices attract new residents and provide affordable housing options for families, young professionals, hourly workers, empty nesters, and people with different abilities from all generations, cultures and backgrounds.

By creating and maintaining a variety of housing options, styles, and price ranges, we can cultivate dynamic and inclusive neighborhoods with opportunities for shopping and support services nearby, as well as convenient public facilities such as quality roads, pedestrian connections, parks and schools.

The community supports:

- neighborhoods are friendly, welcoming and community-minded
- existing housing is preserved and protected
- neighborhood character is charming yet elevated
- aging in place is encouraged and promoted
- affordable and diversified housing is supported



Accomplishments to Date



Strategic Plan Strategies/Action Items



Comprehensive Plan Objectives/Action Items

Accessory Dwelling Unit Ordinance (12/23)	✓ Examine requirements and peer best practices for building accessory dwelling units.	✓ Create UDO regulations to allow for Accessory Dwelling Units.
Increased Multi-Family Density Allowance (12/24)	✓ Make regulatory changes to promote a mix of densities and pricing.	✓ Create UDO regulations to all for smaller lots sizes and higher density options.
Zoning improvements to allow single-family housing in RP-4 and cluster development option in RP-1, RP-2, RP-3 districts (12/24)	✓ Create more zoning opportunities for different housing choices.	✓ Create UDO regulations to all for smaller lots sizes and higher density options.
Created residential parcel database reconciling over 40,000 parcels (08/24)	✓ Recommend ordinance and code changes in response to data and public input.	✓ Plan for purposeful growth, revitalization, and redevelopment.
Developed monthly housing inventory reporting/tracking system (09/24)	✓ Gather data to demonstrate housing and workforce gaps.	➤ Change overall housing mix to 65% Residential 1/20% Residential 2/15% Residential 3. (ongoing)
Public outreach and collaboration with community partners. Ie) MARC, Truman Habitat and EJC Housing Coalition (11/24)	➤ Conduct outreach to organizations that are working on affordable housing to identify service gaps. (ongoing)	➤ Emphasize the value for all neighborhoods to share in providing housing that meets the needs of many walks of life, incomes and lifestyles. (ongoing)
Communities for All Ages resources and partnerships (02/25)	✓ Engage the community to define affordability and set housing goals.	✓ Improve access to physical and mental healthcare services
Proactive Code Enforcement approach (2022)	✓ Develop an approach to selective, proactive code enforcement.	✓ Implement proactive Code Enforcement
Home Repair Program public awareness and assistance efforts (04/25, 5/31)	➤ Educate the community on resources and opportunities. (ongoing)	➤ Continue support for the Minor Home Repair Program though CDBG funding. (ongoing)
Improved process efficiencies with modifications and FDP extensions	➤ Review and streamline administrative review process for projects that align with residential goals. (ongoing)	➤ Create building and site design patterns that developers and property owners can immediately construct on specially designated properties.

5. REQUESTED INITIATIVES

What are we missing?

1. Inclusionary Zoning
2. Infill Development Policy
3. Administrative Review Procedures
4. Neighborhood Improvement Program
5. First-time Home Buyer Assistance
6. Land Banks/Trust
7. Incentivizing Attainable Housing
8. Ignite! Comprehensive Plan Review (including Activity Centers)



5. REQUESTED INITIATIVES

Many housing factors are outside our control. However, impacts we can have on housing include:

- Being a city of choice for home builders to do business.
- Encourage and promote housing choice options.
- Make decisions that increase our housing supply.





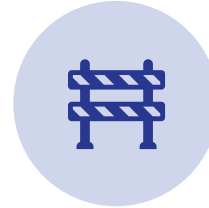
NEXT STEPS

Discussion

- Stormwater
- Solid Waste
- Housing
- Beautification



INCLUSIONARY
ZONING



INFILL
DEVELOPMENT
POLICY



ADMINISTRATIVE
REVIEW
PROCEDURES



NEIGHBORHOOD
IMPROVEMENT
PROGRAM



FIRST-TIME HOME
BUYER ASSISTANCE



LAND
BANKS/TRUSTS



INCENTIVIZING
ATTAINABLE
HOUSING



IGNITE!
COMPREHENSIVE
PLAN REVIEW



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