



LEE'S SUMMIT HOUSING SNAPSHOT

According to *The Housing Accelerator* published by the National League of Cities and American Planning Association, the national shortage of housing supply has reached almost 4 million housing units. Having a healthy, diverse housing supply is a direct contributor to one's quality of life and health. For these reasons it is recommended that cities focus on increasing housing options to create more housing choice. Focusing on housing choice and increasing housing supply directly aligns with goals established in the Ignite! Strategic Plan and Ignite! Comprehensive Plan.

HOUSING AND DEMOGRAPHIC INFORMATION AND DATA



Our current population estimate is **107,281** with an avg. household size of **2.85** people. The median household income is **\$104,989** while the avg. home price for sale is **\$397,833**. (Zillow)



Approximately **46% of renters and 16% of homeowners** in Lee's Summit are cost burdened meaning more than 30% of their income goes towards housing costs. (Jackson Co Dept of Health)



There are approx. 44,247 residential units in Lee's Summit with a homeowner vacancy rate of approx. **0.9%** which tells us more housing units are needed to get to a healthy vacancy rate of 5%-7%. (ACS & Dev Services Dept)

Permit approval for both construction of new residences and reinvestment in existing residences remains high.

Below are our building permit numbers for residential construction as of September 30, 2025.



205

Number of single family permits issued.

1,115

Number of new residential permits issued (all housing types)

300

Number of permits issued for remodels and renovations.



COMMUNITIES FOR ALL AGES

In 2019, MARC awarded the City of Lee's Summit Gold Recognition for our Communities for All Ages Plan. This Plan focuses on quality-of-life issues such as health, equity, and housing for all ages in our community. A special focus of this Plan targets our older population and their housing needs.

In addition to several other community engagement efforts, we have established an annual open house series to promote the housing repair program in partnership with Truman Heritage Habitat for Humanity. This program can help provide financial assistance to those in need of housing repairs which includes renovations for universal design to accommodate needs.

ACCOMPLISHMENTS TO DATE

Over the past year we have successfully completed several housing initiatives to help provide clarity for development requirements and increase housing choice. Below are several of those efforts along with a few residential development plans approved this year, but construction has not started.



In partnership with the Home Builders Association, developers, and stakeholders, new architectural design requirements were created and adopted in August, 2025.



Developed data collection and reporting methodology for ongoing tracking and monitoring of housing stock and activity.



Residential zoning applications approved this year include:
Ovation mixed residential - 320 units
Alura multi-family - 528 units
Discovery Park multi-family - 97 units



HOUSING INITIATIVES

We currently have quarterly meetings with the KC Home Builders Association and are also looking at strengthening other community partnerships. These community partnerships are at the heart of our core values for customer service and stewardship.

Recently the KCHBA celebrated our housing efforts; thanking us for our commitment and partnership with them and complimented the efficiency of our permit review processes.



In addition to our numerous accomplishments to date, below are current housing efforts the City is working on and reviewing for further opportunities for updating and streamlining:

1. Review Processes and Requirements
2. Zoning Reform

quiz questions -

1. **what is % of renters and owners?**
2. **how much is new home in Lee's Summit?**
3. **population breakdown/age cohort**