



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. This lack of housing supply is even more pronounced for workforce housing and attainable housing options. Access to quality, attainable housing is a main contributor to an individual's quality of life and life expectancy. It is recommended that cities focus on increasing housing options to create more housing choice. This also aligns with goals established in the Ignite! Strategic Plan and Ignite! Comprehensive Plan.

HOUSING AND DEMOGRAPHIC INFORMATION AND DATA



Our current population estimate is **106,031** with an avg. household size of **2.60** people. The median household income is **\$103,447** while the avg. home price for sale is **\$349,000**. (ACS)



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. 45,800 residential units in Lee's Summit with a homeowner vacancy rate of approx. **1.0%** 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 construction of new single-family homes is almost double that of 2023.

Below are our building permit numbers for residential construction as of December 1, 2024.



309

Number of single family permits issued.

357

Number of new residential permits issued (all housing types)

442

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.

A few of our efforts include increasing awareness and support for Universal Design to remodel or rehab existing homes. We are also working with Truman Heritage Habitat for Humanity to increase assistance provided in completing the application process for the Home Repair Grant. We also review all zoning proposals for senior facilities against the Plan goals.

ACCOMPLISHMENTS TO DATE

Over the past year we have successfully completed several housing initiatives to help increase housing choice and address attainable housing goals. Below are several of those completed efforts.



Adopted new regulations for Accessory Dwelling Units (ADUs).



Increased maximum density for multi-family developments and developed minimum open space requirements.



Increased housing options by developing cluster development housing option and permitting narrow lots for single family development in the R-4 district.



HOUSING INITIATIVES

Increasing the inventory of workforce housing is one of our many housing goals. **Currently, approximately 62% of teachers in the LSR7 school district, 36% of police officers, and 33% of fire fighters live in Lee's Summit.**

In order to focus our housing efforts to make the most positive community impact we can, we have categorized our housing initiatives into 3 areas:

PROCESSES AND REQUIREMENTS

COMMUNITY PARTNERSHIPS

ECONOMIC COSTS/OPPORTUNITIES

We currently have quarterly meetings with the KCHBA and are also looking at strengthening other community partnerships. This is in addition to reviewing ways to streamline processes and researching options for infill development. Our initiatives focus on both new development and existing housing and neighborhood improvement and preservation.

