



**LEE'S SUMMIT**  
MISSOURI®



**2025-2029 Consolidated Plan  
& 2025 Annual Action Plan**  
*June 2025*

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# Executive Summary

## ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

### 1. Introduction

Every five years, the City of Lee's Summit must prepare a strategic plan (known as the Consolidated Plan) which governs the use of federal housing and community development grant funds that it receives from the United States Department of Housing and Urban Development (HUD). When preparing Consolidated Plans, grantees must assess needs and issues in their jurisdictions. Community Development Block Grant (CDBG) program funds received by the City from HUD are covered in this Consolidated Plan.

The City must also submit to HUD separate Annual Action Plans for each of the five years during the Consolidated Plan period. The Annual Action Plan serves as the City's yearly application to HUD and is required for the City to receive the annual allocation from the grant program. This grant from HUD is known as an Entitlement Grant Program because communities receive the funds every year if they meet program requirements and criteria associated with the grant. Under HUD's grant program regulations, the City of Lee's Summit may use its CDBG grant funds within the city of Lee's Summit.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Grantees must assess the needs in their jurisdictions as a key part of the Consolidated Plan process. To inform development of priorities and goals over the next five years, the Consolidated Plan's Needs Assessment discusses housing, community development, and economic development needs in Lee's Summit. The Needs Assessment relies on data from the US Census, HUD-provided 2016-2020 American Community Survey (ACS) five-year estimates, and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted living is included. While HUD uses the 2016-2020 ACS to match with the most recently released CHAS data, in sections focused on housing affordability, the planning team includes updated ACS data and other updated housing data to more accurately reflect current housing market conditions. Finally,

public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Lee's Summit.

Priorities identified during the development of the City's 2025-2029 Five-Year Plan include:

- Improve housing opportunities by creating and preserving decent, safe, affordable rental and homeownership housing.
- Reduce and prevent homelessness in the city by providing needed housing and wrap-around services.
- Create a suitable living environment through infrastructure and public facility improvements.
- Provide public services to expand economic opportunity, improve health and safety, enhance food access, and provide other assistance for low- and moderate-income households, seniors, people with disabilities, and other eligible groups.
- Support administration of the Community Development Block Grant program.

### **3. Evaluation of past performance**

During the most recently completed program year (2023-2024 CAPER), the City made the following progress on its one-year program goals:

- Basic Needs for Food, Clothing, etc. (1-year goal: 2,271 persons assisted; actual: 1,1879 persons assisted)
- Mental Health/Substance Abuse Counseling (1-year goal: 16 persons assisted; actual: 30 persons assisted)
- Residential Rehab and Affordable Housing (1-year goal: 20 units rehabilitated; actual: 12 units)

### **4. Summary of citizen participation process and consultation process**

An important component of the research process for this Consolidated Plan involved gathering input regarding housing and community development conditions, opportunities, and needs in Lee's Summit. The project team used a variety of approaches to achieve meaningful public engagement with residents and other stakeholders, including community workshops, stakeholder interviews, resident focus groups, and a community-wide survey. Priorities identified during the public



engagement were used to guide the strategic plan and Annual Action Plan, including priorities, goals, and projects.

## COMMUNITY WORKSHOPS

The City of Lee's Summit hosted virtual and in-person community workshops to understand housing and community development issues, opportunities, and needs. Each workshop began with a brief presentation that provided an overview of the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, the community engagement process, the project webpage and survey, the project timeline, and the types of analysis to be included in the studies. The presentation was followed by an interactive discussion of housing and community development needs and opportunities, fair housing, and access to opportunity. One workshop was held virtually via Zoom—residents could join online or by phone—and one was held in-person at Lee's Summit City Hall. A total of 10 Lee's Summit residents and stakeholders joined a community workshop.

<b>Community Workshop 1:</b>	Monday, April 1, 2024; 6:00 p.m. Lee's Summit City Hall (Strother Room) 220 SE Green St. Lee's Summit, MO 64063
<b>Community Workshop 2:</b>	Tuesday, April 30, 2024, 6:00 PM Virtual (via Zoom)

## STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

The planning team also engaged with stakeholders representing a variety of perspectives through in-depth individual interviews. Discussion topics included housing and community development needs and opportunities, barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources. A total of 12 community stakeholders participated in a stakeholder interview, representing a range of viewpoints, including fair housing, affordable housing, home builders, community and economic development, education, public health, health services, mental health, substance use services, food access, senior services, domestic violence services, homelessness housing and services, other public services, small businesses, public safety, local government, and others.

In addition to stakeholder interviews, the planning team engaged with residents in focus groups facilitated through Truman Heritage Habitat for Humanity and Lee's Summit CARES, a local nonprofit coalition organization focused on promoting healthy behaviors and activities for youth and families. The focus groups included an

interactive discussion of housing and community development needs and fair housing issues. Six residents participated in the focus groups.

Overall, one or more representatives from at least 16 organizations and agencies participated in a stakeholder interview, community input session, focus group, or written request for information.

Organizations and agencies from which someone participated in the development of this AI include:

- City of Lee's Summit City Council
- City of Lee's Summit City Manager
- City of Lee's Summit Development Services
- City of Lee's Summit Fire Department
- Coldwater of Lee's Summit
- Hillcrest KC
- Hope House
- Jackson County Public Health
- Lee's Summit CARES
- Lee's Summit Social Services
- Mid-America Regional Council
- Missouri Commission on Human Rights
- Pro Deo Youth Center
- Rediscover Mental Health
- Tailor Made Exteriors
- Truman Heritage Habitat for Humanity
- U.S. Department of Housing and Urban Development FHEO

## **COMMUNITY SURVEY**

A final method for obtaining community input was a 23-question survey available to the public, including people living and/or working in Lee's Summit and other stakeholders. The survey was available from January through May 2024 via the project website, [lscnplan.com](https://lscnplan.com). Hard copies were available by request to the City of Lee's Summit Development Services Department. A total of 243 survey responses were received. Of survey respondents who responded to a question about their zip code, 95.3% indicated that they live in zip codes within the city of Lee's Summit, while 4.2% (9 participants) were stakeholders who live outside of the city. The full survey results are included in the appendix.

## **PUBLIC COMMENT PERIOD AND PUBLIC HEARING**

The City of Lee's Summit held a 30-day public comment period to receive comments on the draft 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan from April 10 to May 9, 2025. During that time, copies of the draft plans were available for public review on the project website, [LSConPlan.com](https://LSConPlan.com), and residents and stakeholders could provide written comments. Residents and stakeholders could also mail or deliver written comments to the Development Services Department at 220 SE Green St, Lee's



Summit, MO 64063, or e-mail comments to [info@mosaiccommunityplanning.com](mailto:info@mosaiccommunityplanning.com). The City held a public hearing on the draft plans on April 9, 2025. The City received no comments on the draft plans.

The Citizen Participation section provides a summary of community outreach efforts and responses. Complete survey results and evidence of outreach materials are found in the appendix.

## **PUBLICITY FOR COMMUNITY ENGAGEMENT ACTIVITIES**

Advertisements for the community workshops and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Public notice of community input opportunities was given to residents through announcements on the project website ([lscnplan.com](http://lscnplan.com)), the City's website and social media, public notices in The Pulse, and e-mails to community stakeholders. Stakeholder interview invitations were sent to more than 30 contacts representing a variety of viewpoints including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others. Meeting advertisements noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

### **5. Summary of public comments**

The City of Lee's Summit held a 30-day public comment period to receive comments on the draft Consolidated Plan from April 10 to May 9, 2025. During that time, copies of the draft plan was available for public review on the City's website, and residents and stakeholders could provide written comments. Residents and stakeholders could also mail or deliver written comments to the Development Services Department at 220 SE Green St. Lee's Summit, or e-mail comments to [info@mosaiccommunityplanning.com](mailto:info@mosaiccommunityplanning.com). The City received no comments on the draft plans. The City held a public hearing on the draft plans on April 9, 2025. A summary of community engagement results is provided in the Citizen Participation section. Complete survey results and evidence of outreach materials can be found in the appendix.

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All public comments were accepted and taken into consideration in preparing the Consolidated Plan.

## **7. Summary**

During the development of the Consolidated Plan, a set of priority needs were identified. These priorities include affordable housing, homelessness, public facilities and infrastructure, public services, and program administration. The Consolidated Plan also contains goals, measurable objectives, and implementation actions for each of the plan's elements.

# The Process

## PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**TABLE 1 – RESPONSIBLE AGENCIES**

Agency Role	Name	Department/Agency
Grant Specialist	LEE'S SUMMIT	Development Services

### Narrative

Lee's Summit is an entitlement community under the U.S. Department of Housing and Urban Development's CDBG program. The Consolidated Plan covers the period from July 1, 2025, through June 30, 2029. The plan identifies priority community development and housing needs in Lee's Summit and provides a strategy to address them. The attached Annual Action Plan discusses specific projects to be funded during the 2025 program year, which begins July 1, 2025, and ends June 30, 2026.

### Consolidated Plan Public Contact Information

Name	Aimee Nassif, Interim Director of Development Services
Address	220 SE Green St. Lee's Summit, MO 64063
Phone Number	(816) 969-1200

# **PR-10 CONSULTATION – 91.100, 91.110, 91.200(B), 91.300(B), 91.215(I) AND 91.315(I)**

## **1. Introduction**

In planning its HUD programs, the City of Lee's Summit conducted a variety of public outreach to garner input from residents, nonprofit organizations, affordable housing developers, local service providers, City staff, and government agencies. Prior to developing the 2025-2029 Consolidated Plan and 2025 Annual Action Plan, the City developed its Analysis of Impediments to Fair Housing Choice (AI) in 2025. Public consultation and engagement efforts held during this planning process helped the City identify community development and housing priorities, which were subsequently incorporated into each plan.

The City of Lee's Summit hosted virtual and in-person community workshops to understand housing and community development needs and opportunities, and issues of fair housing and access to opportunity. Each workshop began with a brief presentation that provided an overview of the Consolidated Plan and AI, the community engagement process, the project website and survey, the project timeline, and the types of analysis to be included in the study. The presentation was followed by an interactive discussion of housing and community development needs and opportunities in Lee's Summit. One workshop was held virtually via Zoom—residents could join online or by phone—and one was held in-person at Lee's Summit City Hall. A total of 10 participants joined a community workshop.

The planning team also engaged with stakeholders representing a variety of perspectives through in-depth individual interviews. Discussion topics included barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources. A total of 12 community stakeholders participated in a stakeholder interview, representing a range of viewpoints, including fair housing, affordable housing, home builders, community and economic development, education, public health, health services, mental health, substance use services, food access, senior services, domestic violence services, homelessness housing and services, other public services, small businesses, public safety, local government, and others.

In addition to stakeholder interviews, the planning team engaged with residents in focus groups facilitated through Truman Heritage Habitat for Humanity and Lee's Summit CARES, a local nonprofit coalition organization focused on promoting healthy behaviors and activities for youth and families. The organizations were contacted by the planning team and asked to invite clients involved in their programs to participate in the focus groups. All participants who expressed interest were asked to join a focus group. The focus groups included an interactive discussion of housing and

community development needs and fair housing issues. Six residents participated in the focus groups.

Overall, one or more representatives from at least 16 organizations and agencies participated in a stakeholder interview, community input session, focus group, or written request for information. Organizations and agencies that participated in the development of this Consolidated Plan are included in Table 2.

A final method for obtaining community input was a 23-question survey available to the public, including people living and/or working in Lee's Summit and other stakeholders. The survey was available from January through May 2024 via the project website, [Isconplan.com](http://Isconplan.com). Hard copies were available by request to the City of Lee's Summit Development Services Department. A total of 243 survey responses were received.

The City of Lee's Summit held a 30-day public comment period to receive comments on the draft Consolidated Plan from April 10 to May 9, 2025. During that time, copies of the draft plans were available for public review on the City's website, and residents and stakeholders could provide written comments. Residents and stakeholders could also mail or deliver written comments to the Development Services Department at 220 SE Green St. Lee's Summit, or e-mail comments to [info@mosaiccommunityplanning.com](mailto:info@mosaiccommunityplanning.com). The City received no comments on the draft plans. The City held a public hearing on the draft plans on April 9, 2025. A summary of community engagement results is provided in the following section. Complete survey results and evidence of outreach materials can be found in the appendix.

The City of Lee's Summit also recently engaged the community in the 2021 update to its Comprehensive Plan, through the Ignite! Comprehensive Plan, which focused on seven key elements, including: Quality of Life; Strong Neighborhoods & Housing Choice; Resilient Economy; Multimodal Transportation; Public Facilities, Infrastructure & Resiliency; Sustainable Environment; and Land Use & Community Design. Feedback from engagement process for the Comprehensive Plan update is incorporated throughout this plan.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

In developing the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the City of Lee's Summit reached out to public housing agencies, nonprofit organizations, affordable housing developers, local service providers, and residents to gather information about housing and service provision needs within the city. Participating organizations listed in the accompanying table represent a variety of

perspectives, including social service providers, government agencies, and housing organizations. Organizations representing these perspectives included the following:

- Social service providers:
  - Lee's Summit CARES
  - Lee's Summit Social Services
  - Pro Deo Youth Center
  - Rediscover Mental Health
  - Coldwater of Lee's Summit
- Government Agencies
  - City of Lee's Summit Development Services
  - Jackson County Public Health
  - Mid-America Regional Council
  - Missouri Commission on Human Rights
  - U.S. Department of Housing and Urban Development FHEO
- Housing Organizations
  - Hillcrest KC
  - Hope House
  - Truman Heritage Habitat for Humanity

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Greater Kansas City Coalition to End Homelessness (GKCCEH) functions as the lead agency for the Kansas City (MO&KS), Independence, Lee's Summit/Jackson, Wyandotte Counties Continuum of Care (CoC) (MO-604). In this role, the GKCCEH supports a network of area agencies, nonprofit organizations, the U.S. Department of Veterans' Affairs, developers, and other homeless service/housing providers that serve the region's homeless and at-risk populations to ensure that resources are offered in a coordinated, accessible manner. As the lead agency for the area's CoC, the GKCCEH also conducts the yearly Point-in-Time (PIT) Count and Housing Inventory Count (HIC) to identify needs and gaps between unsheltered homeless and beds available. It also serves as the CoC Coordinated Entry System (CES) access point and



uses the CES to match households with the most appropriate housing and service interventions based on their needs, with the goals of prioritizing resources and/or reducing the time of homelessness.

Over the past five years, the GKCCEH has provided funding to organizations including the Salvation Army, Newhouse KC, Hope House, and Rediscover Mental Health. Specifically, the GKCCEH provided funding to support emergency shelter, family shelter, supportive services, rapid re-housing, and the use of HUD's Homeless Management Information System (HMIS).

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Lee's Summit does not receive or distribute ESG funds. Local service providers and the area CoC participating agencies, such as Hope House and Rediscover Mental Health, work directly with the governmental agencies that distribute ESG funds through the CoC for local and regional services.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**TABLE 2 - AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED**

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for
City of Lee's Summit City Manager	Other government- local	Housing Need Assessment; Economic Development; Non-Homeless Special Needs; Anti-poverty strategy	Stakeholder interview
City of Lee's Summit Development Services	Other government- Local	Housing Need Assessment; Economic Development; Non-Homeless Special Needs; Anti-poverty strategy	Stakeholder interview
City of Lee's Summit Fire Department	Other- Emergency management	Housing Need Assessment; Non- Housing Community Development	Stakeholder interview
Coldwater of Lee's Summit	Services-Food assistance	Non-Homeless Special Needs; Anti-poverty strategy	Focus group
Hillcrest KC	Services-Housing; Services-Homeless	Housing Need Assessment; Homeless needs	Stakeholder interview; focus group
Hope House	Services-Victims; Services-Housing	Housing Need Assessment; Non- Homeless Special Needs	Stakeholder interview
Jackson County Public Health	Services-health; Health Agency	Non-Homeless Special Needs	Stakeholder interview
Lee's Summit CARES	Services-Children	Non-Homeless Special Needs	Focus group; virtual meeting

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for
Lee's Summit Social Services	Services-Housing; Services-Food assistance	Non-Homeless Special Needs; Anti-poverty strategy	Virtual meeting
Mid-America Regional Council	Regional organization; Planning organization	Housing Need Assessment; Market Analysis; Economic Development; Anti-poverty Strategy	Stakeholder interview
Missouri Commission on Human Rights	Services-Fair Housing	Housing Need Assessment	Written correspondence via email
Pro Deo Youth Center	Services-Children	Non-Homeless Special Needs	Virtual meeting; stakeholder interview
Rediscover Mental Health	Services-Health	Non-Homeless Special Needs	Focus group; stakeholder interview
Tailor Made Exteriors	Business Leaders	Non-Homeless Special Needs	Stakeholder interview
Truman Heritage Habitat for Humanity	Housing	Housing Need Assessment; Market Analysis	Stakeholder interview, focus group
U.S. Department of Housing and Urban Development FHEO	Services-Fair Housing	Housing Need Assessment; Market Analysis	Written correspondence via email

## Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult as broad a group of community stakeholders as possible. No agency types were excluded from participation.

## Other local/regional/state/federal planning efforts considered when preparing the Plan

**TABLE 3 – OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Greater Kansas City Coalition to End Homelessness	The CoC works in correlation with the Con Plan to identify and address area homelessness needs.
Ignite! Comprehensive Plan	City of Lee's Summit	The Comprehensive Plan articulates a series of goals, policies, actions and standards to guide the community's physical development and programs over a 15 to 20-year timeframe. It serves as the basis for economic development, quality residential growth and general improvements for the protection of the quality of life for Lee's Summit residents and businesses.
Analysis of Impediments to Fair Housing Choice	City of Lee's Summit	The AI analyzes the following topics: demographics, segregation and integration, racially and/or ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs, publicly supported housing location and occupancy, and disability and access issues.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Unified Development Ordinance	City of Lee's Summit	The City's unified development ordinance is reviewed to gain an understanding of the local policy landscape and what recommendations are feasible given existing policies and regulations.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

As the City of Lee's Summit implements this 2025-2029 Five-Year Consolidated Plan, the City will continue to coordinate with a variety of other public entities, including Jackson and Cass Counties, other adjacent jurisdictions, and the State of Missouri. Throughout this Consolidated Planning process, a range of city and state agencies were consulted, including Jackson County Public Health, the Mid-American Regional Council, and the Missouri Commission on Human Rights.

The City has a history of collaboration with local community partners such as Truman Heritage Habitat for Humanity and Lee's Summit Social Services and will continue to partner with community partners in future program years.

**Narrative (optional):**

## **PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200(C) AND 91.300(C)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

An important component of the research process for this Consolidated Plan involved gathering input regarding fair and affordable housing conditions, opportunities, and needs in Lee's Summit. The project team used a variety of approaches to achieve meaningful public engagement with residents and other stakeholders, including

community workshops, stakeholder interviews, resident focus groups, and a community-wide survey. Priorities identified during the public engagement were used to guide the strategic plan and Annual Action Plan, including priorities, goals, and projects.

## COMMUNITY WORKSHOPS

The City of Lee's Summit hosted virtual and in-person community workshops to understand issues of fair housing and access to opportunity. Each workshop began with a brief presentation that provided an overview of the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, the community engagement process, the project webpage and survey, the project timeline, and the types of analysis to be included in the studies. The presentation was followed by an interactive discussion of housing and community development needs and opportunities, fair housing, and access to opportunity. One workshop was held virtually via Zoom—residents could join online or by phone—and one was held in-person at Lee's Summit City Hall. A total of 10 participants joined a community workshop.

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## STAKEHOLDER INTERVIEWS AND FOCUS GROUP

The planning team also engaged with stakeholders representing a variety of perspectives through in-depth individual interviews. Discussion topics included housing and community development needs and opportunities, barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources. A total of 12 community stakeholders participated in a stakeholder interview, representing a range of viewpoints, including fair housing, affordable housing, home builders, community and economic development, education, public health, health services, mental health, substance use services, food access, senior services, domestic violence services, homelessness housing and services, other public services, small businesses, public safety, local government, and others.

In addition to stakeholder interviews, the planning team engaged with residents in focus groups facilitated through Truman Heritage Habitat for Humanity and Lee's



Summit CARES, a local nonprofit coalition organization focused on promoting healthy behaviors and activities for youth and families. The focus groups included an interactive discussion of housing and community development needs and fair housing issues. Six residents participated in the focus groups.

Overall, one or more representatives from at least 16 organizations and agencies participated in a stakeholder interview, community input session, focus group, or written request for information.

## **COMMUNITY SURVEY**

A final method for obtaining community input was a 23-question survey available to the public, including people living and/or working in Lee's Summit and other stakeholders. The survey was available from January through May 2024 via the project website, [lscnplan.com](http://lscnplan.com). Hard copies were available by request to the City of Lee's Summit Development Services Department. A total of 243 survey responses were received. Of survey respondents who responded to a question about their zip code, 95.3% indicated that they live in zip codes within the city of Lee's Summit, while 4.2% (9 participants) were stakeholders who live outside of the city. The full survey results are included in the appendix.

## **PUBLIC COMMENT PERIOD AND PUBLIC HEARING**

The City of Lee's Summit held a 30-day public comment period to receive comments on the draft 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan from April 10 to May 9, 2025. During that time, copies of the draft plans were available for public review on the project website, [LSConPlan.com](http://LSConPlan.com), and residents and stakeholders could provide written comments. Residents and stakeholders could also mail or deliver written comments to the Development Services Department at 220 SE Green St, Lee's Summit, MO 64063, or e-mail comments to [info@mosaiccommunityplanning.com](mailto:info@mosaiccommunityplanning.com). The City held a public hearing on the draft plans on April 9, 2025. The City received no comments on the draft plans.

The Citizen Participation section provides a summary of community outreach efforts and responses. Complete survey results and evidence of outreach materials are found in the appendix.

## **PUBLICITY FOR COMMUNITY ENGAGEMENT ACTIVITIES**

Advertisements for the community workshops and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Public notice of community input opportunities was given to residents through announcements on the project website ([lscnplan.com](http://lscnplan.com)), the City's website and social media, public notices,

and e-mails to community stakeholders. Stakeholder interview invitations were sent to more than 30 contacts representing a variety of viewpoints including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others. Meeting advertisements noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

**TABLE 4 – CITIZEN PARTICIPATION OUTREACH**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
1	Public meetings	Broad community	10 attendees	<p><u>Housing/ Homelessness Needs and Opportunities</u></p> <ul style="list-style-type: none"> <li>• Workforce housing</li> <li>• Rental housing under \$1,500</li> <li>• Starter homes</li> <li>• Housing affordable for workers in service industry</li> <li>• Requirements that a share of units in apartments be made affordable for low-income households</li> </ul> <p><u>Community Development Needs and Opportunities</u></p> <ul style="list-style-type: none"> <li>• Homelessness services</li> <li>• Indoor activities for children</li> <li>• Job training</li> </ul> <p><u>Examples of Successful Housing and Community Development Initiatives in Lee's Summit or that could work well in Lee's Summit</u></p> <ul style="list-style-type: none"> <li>• Hillcrest Transitional Housing 30-day program</li> <li>• Tiny homes for homeless population</li> <li>• Post-war building of affordable housing for returning soldiers was a successful model that could be replicated</li> <li>• Housing for people with special needs; Rediscover has some housing but it is limited</li> <li>• Apartment complexes in Kansas City with requirements for set-asides of affordable units</li> </ul>

2

Community  
survey

Broad  
community

243 respondents

Top Housing Needs

- Elderly or senior housing
- Family housing
- Housing for people with disabilities

Top Public Facilities Needs

- Childcare centers
- Public safety facilities (fire, police, emergency management)
- Community centers (e.g., youth centers, senior centers, cultural centers)

Top Public Infrastructure Needs

- Street/road improvements
- Sidewalk expansion or improvement
- Water/ sewer improvements

Top Public Service Needs

- Health and mental health services
- Substance abuse/ crime prevention
- Childcare

Top Homelessness Needs

- Meals and nutrition
- Homelessness prevention
- Supportive services/ case management

3

Stakeholder  
interviews

Housing and  
community  
development  
service  
providers/  
practitioners

12 participants

#### Housing/ Homelessness Needs and Opportunities

- Affordable/ attainable/ workforce housing
- Planning and leadership to support affordable housing development
- More diverse housing types and sizes (e.g., missing middle housing; smaller, more affordable housing types) and the zoning to support them
- Improvements to rental housing quality and ensuring tenants can speak up about issues without fear of retaliation from landlords
- Senior housing options
- Accessible housing for people with disabilities
- Addressing negative perceptions about affordable housing
- Home repair programs
- Fair housing resources and education to address source of income discrimination and reduce evictions
- Homebuyer assistance
- Infrastructure and land to support affordable housing development
- Housing navigation assistance
- Housing that is resilient to natural disasters
- Acknowledging the homelessness problem and addressing homelessness
- Transitional housing for residents transitioning from homelessness
- Homelessness prevention

#### Community Development Needs and Opportunities

- Improvements to public transportation to make it more accessible
- Workforce development
- Mental/ behavioral health; substance abuse treatment

- Sidewalk maintenance
- Access to services for seniors
- Locating professional jobs within the city
- Affordable childcare

Examples of Successful Housing and Community Development Initiatives in Lee's Summit or that could work well in Lee's Summit

- Building of modest-sized homes through a community land trust model
- Land trust business plan
- Regional housing fund with LISC
- Housing locator tool with outreach to landlords working with different populations
- HUD Pro Housing app
- Ignite housing plan
- Accessory dwelling unit ordinance
- Raymore, MO passed an ADU ordinance but is having trouble getting interest in construction
- Youth center
- 50 residential development projects, including multifamily mixed commercial, duplex/ triplex, rent/for sale
- 15 updates to the City's code
- Homeownership support
- Luxury multifamily housing developments have high occupancy, but are not attainment housing
- Kansas City's focus on low-income tenants, right to council, source of income discrimination ban, tenant bill of rights
- Rental inspection processes when they are enforced



4	Focus group	Lee's Summit CARES clients	3 participants	<p><u>Housing/ Homelessness Needs and Opportunities</u></p> <ul style="list-style-type: none"> <li>• Workforce housing- much of the workforce commutes in because they cannot afford housing</li> <li>• Affordable transitional housing</li> <li>• Affordable senior housing</li> <li>• Housing accessible for residents with disabilities</li> <li>• Connections to affordable rental housing for people transitioning from Hillcrest; support/ incentives for landlords providing affordable units</li> </ul> <p><u>Community Development Needs and Opportunities</u></p> <ul style="list-style-type: none"> <li>• Affordable youth development programs and after school care</li> <li>• Transportation after hours- the bus stops at 5 pm and is not available on weekends</li> <li>• Transportation assistance for youth</li> <li>• Employment closer to where people live</li> <li>• Living wage jobs in Lee's Summit</li> </ul> <p><u>Successful Housing and Community Development Initiatives in Lee's Summit or that could work well in Lee's Summit</u></p> <ul style="list-style-type: none"> <li>• Hillcrest</li> </ul>
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5	Focus group	Habitat for Humanity clients	3 participants	<u>Housing/ Homelessness Needs and Opportunities</u> <ul style="list-style-type: none"> <li>• Home repair for seniors and people with disabilities</li> <li>• Senior housing</li> <li>• Addressing issue of investors buying up properties</li> </ul>	
				<u>Community Development Needs and Opportunities</u> <ul style="list-style-type: none"> <li>• Help for homeowners to address flooding, tree trimming, radon screening</li> <li>• Making parks more accessible to residents with disabilities</li> <li>• ADA accessible pedestrian crossings; wheelchair accessible ramps for crossing streets</li> <li>• Funding to improve schools and reduce student-teacher ratios</li> <li>• Support for students with special needs</li> </ul>	
				<u>Successful Housing and Community Development Initiatives in Lee's Summit or that could work well in Lee's Summit</u>	
				<ul style="list-style-type: none"> <li>• Habitat for Humanity home repair</li> </ul>	
6	Public comment period	Broad community	No comments received	N/A	
7	Public hearing	Broad community	No comments received	N/A	

# Needs Assessment

## NA-05 OVERVIEW

### Needs Assessment Overview

To inform the development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in the City of Lee's Summit. It relies on data from the U.S. Census, the 2016-2020 and 2018-2022 American Community Survey (ACS) Five-Year Estimates, and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey is coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Lee's Summit.

## NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A, B, C)

As of the 2018-2022 5-Year American Community Survey, the City of Lee's Summit, MO had a population of 101,728 residents in 38,919 households. In comparison with 2006-2010 ACS data, this represents a 17.7% increase in households and a 16.8% population increase.

Median household income in Lee's Summit was estimated to be \$103,447 in 2022 – significantly higher than the state of Missouri's median income of \$65,920, as well as Jackson County's median income of \$65,169. Median household income in Lee's Summit increased by about 41% from the 2006-2010 American Community Survey five-year estimates to the 2018-2022 estimates.

## Summary of Housing Needs

**TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS**

Demographics	Base Year: 2010	Most Recent Year: 2022	% Change
Population	87,027	101,728	16.8%
Households	33,054	38,919	17.7%
Median Income	\$73,151	\$103,447	41.4%

**Data Source: 2006-2010 ACS (Base Year), 2018-2022 ACS (Most Recent Year)**

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. **Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. **Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
3. **Lack of complete kitchen facilities:** A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
4. **Lack of complete plumbing facilities:** A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four **severe housing problems**, including a **severe cost burden** (more than 50% of monthly household income is spent on housing costs), **severe overcrowding** (more than 1.5 people per room, not including kitchens or bathrooms), **lack of complete kitchen facilities** (as described above), and **lack of complete plumbing facilities** (as described above).

The following tables detail housing problems in Lee's Summit by various resident demographics, including family type, income level, and tenure (renters vs. owners). Table 6 shows households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children.

As shown, 11,079 households in Lee's Summit have low or moderate incomes (under 80% of HUD Adjusted Median Family Income or HAMFI), and together constitute approximately 29.4% of the city's total households. Households with at least one

person 62 years or older comprise the largest portion (45.5%) of low- to moderate-income households, followed by small family households (29.5%) and households with young children (15.1%). With the exception of households with young children, low-to-moderate income households make up approximately one-quarter (25%) of each household type subgroup presented in Table 6.

For many low- and moderate-income households in Lee's Summit, finding and maintaining suitable housing at an affordable cost is a challenge. Table 7 through Table 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers. Note that figures presented in these tables use 2016-2020 CHAS data, which is the most up-to-date data currently available from HUD for these topics.

Table 7 indicates that a total of 8,105 households, or 21.5% of all households in Lee's Summit, experience at least one of the listed housing problems. Data for households experiencing severe housing problems provided in Table 8 show that 10% of all households (3,765 households) experience at least one of the severe housing problems listed.

Overall, the most common housing problem in Lee's Summit is cost burden, regardless of tenure type. Approximately 58.6% of all households with incomes at 80% HAMFI (HUD adjusted median family income) or under experience cost burdens, spending 30% or more of their income on housing costs. Analyzing cost burden by household income category reveals that cost burdens are most common among extremely low-income households (earning up to 30% HAMFI), affecting the vast majority of these households (83.7%).

Severe cost burdens affect more than one in four households with incomes at 80% HAMFI or under (28.8%). Extremely low-income households are the most likely household income category to experience severe cost burdens as well, with two-thirds (66.6%) of these households spending 50% or more of their income on housing costs.

While the primary housing issues facing low- and moderate-income residents are related to affordability, there are other housing needs in the city. Approximately 3.6% of low- to moderate-income households reside in substandard housing or lack complete plumbing and kitchen facilities, while 2.5% of low- to moderate-income households are overcrowded. Although these percentages pale in comparison to

shares of households with cost burdens, 6.1% of low- to moderate-income households experience a problem that is not cost burden in Lee's Summit.

The remainder of this section characterizes local housing needs in more detail. The Market Analysis component of the Consolidated Plan identifies resources available to respond to these needs (public housing, tax credit and other subsidized properties, housing and services for the homeless, and others).

## Number of Households Table

**TABLE 6 - TOTAL HOUSEHOLDS TABLE**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,889	2,995	5,195	3,690	22,890
Small Family Households	650	745	1,870	1,530	12,805
Large Family Households	20	95	295	374	2,585
Household contains at least one person 62-74 years of age	604	680	1,150	794	4,510
Household contains at least one person age 75 or older	730	890	989	405	1,625
Households with one or more children 6 years old or younger	390	385	895	724	3,505

**Data Source: 2016-2020 CHAS**



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

**TABLE 7 – HOUSING PROBLEMS TABLE**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
<b>Substandard Housing</b> - Lacking complete plumbing or kitchen facilities	170	120	40	15	345	55	0	0	0	55
<b>Severely Overcrowded</b> - With >1.51 people per room (and complete kitchen and plumbing)	15	0	0	0	15	0	0	0	15	15
<b>Overcrowded</b> - With 1.01-1.5 people per room (and none of the above problems)	115	40	30	40	225	40	0	0	15	55
<b>Housing cost burden greater than 50% of income</b> (and none of the above problems)	1,045	420	175	10	1,650	679	385	190	30	1,284

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>Housing cost burden greater than 30% of income</b> (and none of the above problems)	260	810	620	110	1,800	180	365	969	410	1,924
<b>Zero/negative Income</b> (and none of the above problems)	90	0	0	0	90	50	0	0	0	50

Data Source: 2016-2020 CHAS

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

**TABLE 8 – HOUSING PROBLEMS 2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,345	575	245	65	2,230	774	385	190	60	1,409
Having none of four housing problems	505	995	1,835	825	4,160	260	1,040	2,925	2,740	6,965
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Data Source: 2016-2020 CHAS**

### 3. Cost Burden > 30%

**TABLE 9 – COST BURDEN > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	470	410	185	1,065	125	210	485	820
Large Related	0	25	15	40	10	45	25	80
Elderly	495	385	345	1,225	539	434	489	1,462
Other	575	520	270	1,365	200	60	160	420
Total need by income	1,540	1,340	815	3,695	874	749	1,159	2,782

Data Source: 2016-2020 CHAS

### 4. Cost Burden > 50%

**TABLE 10 – COST BURDEN > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	0	0	165	165	105	145	0	250
Large Related	0	0	0	0	0	15	0	15
Elderly	315	240	135	690	399	210	145	754
Other	0	555	85	640	190	0	0	190
Total need by income	315	795	385	1,495	694	370	145	1,209

Data Source: 2016-2020 CHAS

## 5. Crowding (More than one person per room)

**TABLE 11 – CROWDING INFORMATION – 1/2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	130	40	30	40	240	40	0	0	15	55
Multiple, unrelated family households	0	0	0	0	0	0	0	0	15	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	130	40	30	40	240	40	0	0	30	70

Data Source: 2016-2020 CHAS

**TABLE 12 – CROWDING INFORMATION – 2/2**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	-	-	-	-	-	-	-

**Describe the number and type of single person households in need of housing assistance.**

Estimates of the number of non-elderly single person households in need of housing assistance are included in the “other, non-family” category of Tables 9 and 10. Note that this category includes multi-person households whose members are unrelated (e.g., roommates, un-married partners, etc.). There are an estimated 1,785 single or

multi-person unrelated households who spend more than 30% of their income on housing. These households comprise 48.3% of all households experiencing cost burdens. The majority (76.5%) are renters, and the remainder are owners.

The number of “other” household types experiencing cost burden decreases as household income increases more significantly for renters than for owners. 41.6% of cost-burdened low- to moderate-income renters earn less than 30% of the area median income, 36.3% earn 30-50% AMI, and 22.1% earn 50-80% AMI. In comparison, cost burdened owner households tend to earn more than their renter counterparts – 31.4% of cost burdened low- to moderate-income owners earn under 30% AMI, while 26.9% earn 30-50%, and 41.6% earn 50-80% AMI. Approximately 46% of all other, unrelated households that are cost burdened are severely cost burdened, spending 50% or more of their income on housing costs.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Data gathered from the 2018-2022 ACS estimates that 8,951 people with disabilities live in Lee's Summit, making up approximately 8.9% of the city's total population. 2018-2022 ACS data estimates that 19% of the disabled population was living below the poverty level in 2022. Households with incomes below 30% HAMFI comprise only 7.6% of all households in Lee's Summit but account for 31.5% of all households experiencing one or more housing problems, indicating that due to a higher prevalence of extremely low incomes, people with disabilities are more likely to experience housing problems in Lee's Summit. Additionally, people with disabilities often face greater difficulty finding appropriate housing, given the scarcity of housing that is both affordable and accessible.

Hope House provides services to victims of domestic violence in Lee's Summit. According to its 2023 Annual Report, the emergency shelter program administered by Hope House housed 216 adult guests and 245 child guests. Furthermore, the Missouri Coalition Against Domestic and Sexual Violence (MOCADSV) reported that a total of 2,665 individuals were provided residential services and 8,103 were provided non-residential services in the Kansas City region in 2023. The organization reported that case management and transportation service requests increased significantly between 2022 and 2023.

### **What are the most common housing problems?**

CHAS data indicates that housing cost burden is the most common housing problem in Lee's Summit, regardless of tenure type. More than half of low- to moderate-income households in the city experience cost burdens of 30% or more, and more than one

quarter experience severe cost burdens of 50% or more. Renter households are more likely to experience cost burdens than are owner households.

Other studies that use different datasets, such as the City of Lee's Summit 2022 Housing Needs Assessment, find that the demand for rental housing in Lee's Summit exceeds the available supply, despite increased development of rental housing in the past five years.

While the most common housing problems are related to affordability, approximately 6.1% of low- to moderate-income households experience a problem that is not cost burden, such as living in substandard housing (lacking complete plumbing or kitchen facilities) or in overcrowded conditions (with more than 1.01 people per room).

### **Are any populations/household types more affected than others by these problems?**

In general, renter households are more affected by housing problems relative to owner households. Approximately 46.7% of renter households have at least one of the four housing problems, while only 13.8% of owner households do. This correlates with the pattern that low- to moderate-income households are more likely to be renters than owners. Table 8 indicates that renters earning less than 30% AMI (considered extremely low-income) comprise over a third of all households experiencing one or more housing problems.

The number of renter households that experience overcrowding (255) is more than four times the number of owner households (55) with the same problem. Both renters and owners with low to moderate incomes are also more likely to experience overcrowding. Additionally, the number of renters living in substandard housing (345) is more than six times the number of owners with this same issue (55). As such, renter households in Lee's Summit – especially those with extremely low-incomes – are disproportionately impacted by housing problems compared to other households.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage jobs, housing cost burdens, and unaffordable childcare, medical, or transportation costs. If Individuals at risk of homelessness may have additional issues present such as family conflicts, domestic violence, housing with code or safety

violations, household members with a disability, criminal histories, histories of mental health issues or substance abuse, temporary housing situations (couch surfing or doubling up), and prior experiences with homelessness.

For formerly homeless families and individuals nearing the termination of assistance, a top need is to secure safe, affordable permanent housing. Other needs may include access to job training, employment and education programs, linkages to health and legal services, access to affordable transportation, childcare, food, and other case management and supportive services.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Though the Greater Kansas City Coalition to End Homelessness Continuum of Care (CoC) does not prepare estimates of the number of households at-risk of homelessness, they may provide services which aid in the prevention of homelessness. According to Emergency Solutions Grant (ESG) standards, households eligible for homelessness prevention assistance include those (1) those earning under 30% of area median income, (2) lack of sufficient resources and support networks to retain housing without assistance, and (3) participation in initial consultation to determine eligibility and assess needs.

HUD's definition of "at risk of homelessness" includes an individual or family who:

- Has an annual income less than 30% AMI
- Lives in a severely overcrowded unit (over 1.5 persons per room)
- And/or otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan (§576.2)

This Consolidated Plan uses this definition and available CHAS data, including the number of Lee's Summit households earning less than 30% AMI or experiencing one of the severe housing problems (severely overcrowded, lacks complete plumbing facilities, or is severely cost burdened) to generate the following estimates: a total of 2,890 households in the City of Lee's Summit that earn less than 30% AMI and a total of 3,765 households that experience at least one of the severe housing problems.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% AMI and housing cost burdens over 50% are at risk of homelessness, especially if they



experience a destabilizing event such as a job loss, reduction in work hours, or medical emergency/condition. Such factors may also put low-income homeowners at risk of foreclosure and subsequent homelessness.

## **NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### **Introduction**

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to overall needs by income level in order to identify any disproportionately greater needs. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications include:

- Extremely low income – up to 30% of area median income (AMI) or \$31,200 for a family of four;
- Very low income – 30 to 50% AMI or \$31,201 to \$51,550 for a family of four;
- Low income – 50 to 80% AMI or \$51,551 to \$82,500 for a family of four;
- Moderate income – 80 to 100% AMI or \$82,501 to \$103,100 for a family of four

## 0%-30% of Area Median Income

Housing problems are common among extremely low-income households (0% to 30% AMI, or \$31,200 for a family of four). Out of a total of 2,640 extremely low-income households in Lee's Summit, 2,260 have one or more housing problems (85.6%). While no racial or ethnic group experiences what would be defined as disproportionately greater need at this income level, rates of housing problems do vary by race and ethnicity. Though total numbers are low, 100% of Hispanic and Native American residents in this income bracket experience at least one housing problem (90 and 10 households, respectively). Approximately 85.2% of both white and Black households with extremely low incomes have housing problems, a rate almost identical to that of the total population discussed earlier. One in four Asian households experience housing problems at this income level, though total numbers are low as well (30 households with at least one housing problem).

**TABLE 13 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,260	165	215
White	1,870	165	160
Black / African American	260	0	45
Asian	30	0	10
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	90	0	0

**Data Source: 2016-2020 CHAS**

**\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%**

### 30%-50% of Area Median Income

Of the 2,610 very low-income (30-50% AMI) households in Lee's Summit, 82.2% of households (2,145 households) have one or more housing problems. All Hispanic and Asian residents in this income bracket experience at least one housing problem (85 and 45 households, respectively). Approximately 92.7% of Black households have a housing problem, compared to 80.5% of white households.

**TABLE 14 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,145	465	0
White	1,780	430	0
Black / African American	190	15	0
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	85	0	0

**Data Source: 2016-2020 CHAS**

**\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%**

## 50%-80% of Area Median Income

Rates of housing problems decrease significantly once income levels reach 50% AMI, or \$51,551 for a family of four. Of the 4,765 low-income (50-80% AMI) households in Lee's Summit, 50.8% have one or more housing problems. Black households at this income level are the most likely to have housing problems (67.7%), followed by Asian and Hispanic households (approximately 63%). White households experience housing problems at a lower rate (46.9% compared to 50.8% for all households at this income level).

**TABLE 15 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,420	2,345	0
White	1,830	2,075	0
Black / African American	375	179	0
Asian	35	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	35	0

**Data Source: 2016-2020 CHAS**

**\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%**

## 80%-100% of Area Median Income

The rate of households with housing problems decreases further among moderate income households earning 80%-100% AMI. Just under one-quarter (22.9%) of 3,270 moderate-income households in Lee's Summit have one or more housing problems. Among these households, the only racial/ethnic groups with housing problems are white and Black/African American households, and total numbers are relatively low (725 White households and 25 Black households earning 80-100% AMI and with housing problems).

**TABLE 16 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	750	2,520	0
White	725	2,140	0
Black / African American	25	255	0
Asian	0	45	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	35	0

**Data Source: 2016-2020 CHAS**

**\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%**

## Discussion

Housing needs are most likely to impact the lowest income households. For households with incomes under 30% of Area Median Income (AMI), more than four-fifths (86%) of extremely low-income households have a housing problem. A similar percentage (82%) of very low-income households (30% to 50% AMI) have a housing problem, as do 51% of low-income households (50% to 80% AMI). For moderate-income households (80% to 100% AMI), about 23% of households have a housing problem. According to HUD, a disproportionately greater need exists when the members of a particular racial/ethnic group experience housing problems at a greater rate (10% or more) than the income level as a whole. Disproportionate needs impact several racial and ethnic groups, as described below.

### **Extremely Low Incomes**

Overall, 86% of extremely low-income households have a housing problem. Native American and Hispanic households have disproportionate need: 100% of the ten (10) Native American and 90 Hispanic households in this income band have a housing problem.

### **Very Low Incomes**

Overall, 82% of very low-income households have a housing problem. Again, Hispanic households have disproportionate need: 100% of the 85 Hispanic households in this income band have a housing problem. Additionally, 100% of the 45 very low-income Asian households have a housing problem. As 93% of Black very low-income households have a housing problem, they also experience disproportionate need.

### **Low Incomes**

Overall, 51% of low-income households have a housing problem. For low-income households earning between 50% to 80% AML, Black, Asian, and Hispanic households experience disproportionate need, with approximately 68% of Black households, 64% of Asian households, and 63% of Hispanic households with housing problems.

### **Moderate Incomes**

Overall, 23% of moderate-income households have a housing problem. There are no racial/ethnic groups with disproportionate need in this income level.

# NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

## Introduction

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole to identify any disproportionately greater needs. Like the preceding analysis, this section uses HUD's definition of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than that of the income level as a whole.

Tables 17 through 20 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities.

Income classifications include:

- Extremely low income – up to 30% of area median income (AMI) or \$31,200 for a family of four;
- Very low income – 30 to 50% AMI or \$31,201 to \$51,550 for a family of four;
- Low income – 50 to 80% AMI or \$51,551 to \$82,500 for a family of four;
- Moderate income – 80 to 100% AMI or \$82,501 to \$103,100 for a family of four

## 0%-30% of Area Median Income

Out of a total of 2,640 extremely low-income households in Lee's Summit, 1,850 (70.1%) have one or more severe housing problems. While no racial or ethnic group experiences disproportionately greater need, rates of housing problems within this income group vary by race and ethnicity at this income level. For example, 100% of extremely low-income Hispanic and Native American households have one or more severe housing problems, while 70.9% of white households in this income bracket have housing problems, similar to the percentage for all households at this income level. Comparatively, 58.3% of Black households and 28.6% of Asian households have a housing problem.

**TABLE 17 – SEVERE HOUSING PROBLEMS 0 - 30% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,850	575	215
White	1,560	480	160
Black / African American	175	80	45
Asian	10	15	10
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	90	0	0

**Data Source: 2016-2020 CHAS**

**\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%**



### 30%-50% of Area Median Income

Out of a total of 2,615 very low-income households, 44.4% have at least one severe housing problem. For households earning 30-50% AMI, Black households are the most likely to have severe housing problems (87.8%), followed by Asian households (65.9%), though total numbers are lower among this group. Approximately 40.5% of white households in this income category have a housing problem, similar to the total rate of housing problems at this income level. Slightly less than a quarter of Hispanic households (23.5%) experience housing problems at this income level.

**TABLE 18 – SEVERE HOUSING PROBLEMS 30 - 50% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,160	1,455	0
White	895	1,315	0
Black / African American	180	25	0
Asian	29	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	20	65	0

**Data Source: 2016-2020 CHAS**

**\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%**

### 50%-80% of Area Median Income

Rates of severe housing problems drop significantly among households earning 50%-80% AMI. Among the 4,760 total households in this income category, approximately 14.6% had at least one severe housing problem. Black households were the most likely to experience a severe housing problem (18.8%), followed by Hispanic households (15.8%) and white households (14%).

**TABLE 19 – SEVERE HOUSING PROBLEMS 50 - 80% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	4,065	0
White	545	3,360	0
Black / African American	105	455	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	80	0

**Data Source: 2016-2020 CHAS**

**\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%**

### **80%-100% of Area Median Income**

Severe housing problems are less common among moderate- income households earning 80% -100% AMI. 6.5% of the city's 3,265 moderate-income households experience severe housing problems. The rate of moderate-income white households with severe housing problems is nearly identical to the rate for all households at this income level (6.5%), while moderate-income Black households experience severe housing problems at a slightly higher rate (8.9%)

**TABLE 20 – SEVERE HOUSING PROBLEMS 80 - 100% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	210	3,055	0
White	185	2,680	0
Black / African American	25	255	0
Asian	0	45	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	35	0

**Data Source: 2016-2020 CHAS**

**\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%**

## Discussion

In Lee's Summit, severe housing problems are generally less common than non-severe housing problems. The prevalence of severe housing problems is most common among extremely low-income households, especially for Native American and Hispanic households. Though total numbers of these households are small (10 and 90 households, respectively), 100% of these households experience one or more severe housing problems.

For households earning 30% to 100% AMI (considered very low-income, low-income, and moderate-income households), the rates of Black/African American households with severe housing problems are higher than the total share of households with severe housing problems for each respective income category. This difference is most pronounced among very low-income households earning 30% to 50% AMI, where approximately 88% of Black households have severe housing problems, compared to 44% of all households in this income category. Rates of severe housing problems were lowest among moderate-income households.

# NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

## Introduction:

This section assesses the need of any racial or ethnic group that has disproportionately greater levels of cost burdens or severe cost burdens in comparison to levels within the city overall. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs (not cost burdened), those paying between 30% and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, for whom housing as a share of income was not calculated. Note that no racial or ethnic group has households with no or negative income with the exception of extremely low-income households.

## Housing Cost Burden

**TABLE 21 – GREATER NEED: HOUSING COST BURDENS AMI**

Housing Cost Burden	<=30%	30-50%	>50%	No/negative income (not computed)
Jurisdiction as a whole	26,665	4,790	3,540	265
White	23,565	3,955	2,975	195
Black /African American	1,735	500	445	45
Asian	315	70	40	10
American Indian, Alaska Native	75	4	10	0
Pacific Islander	70	0	0	0
Hispanic	635	110	45	20

Data Source: 2016-2020 CHAS

## Discussion:

Table 21 shows that approximately 23.6% of all households in Lee's Summit are considered housing cost burdened to some extent. Of these households, Black

households are the most likely to be housing cost burdened (34.7% of all households), followed by Asian households (25.3%), and white households (22.6%). Hispanic and Native American households experience cost burdens at lower rates (19% and 15.7%, respectively).

Proportionate to their share of the overall population, white and Black households make up the largest percentages of households with cost burdens (approximately 83% and 11%, respectively). Though total numbers of Asian and Hispanic households are low, and they make up a small share of total households (under 2% for each group), these groups also experience cost burdens at varying rates.

Among those with severe cost burdens, Black households and Native American households have rates of severe cost burdens that are higher than the city's overall rate (16.3% and 11.2%, respectively), suggesting that these racial/ethnic groups have disproportionately greater cost burdens in the city.

## **NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(B)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

There are several income categories in which a racial or ethnic group has a disproportionately greater need than the needs of each respective income category, summarized below.

### **Extremely Low-Income (Under 30% AMI)**

- Approximately 86% of all extremely low-income households experience at least one housing problem, and 70% have at least one severe housing problem.
- At extremely low-incomes, 100% of Native American (10 households) and 100% of Hispanic (90 households) experience severe housing problems at disproportionately greater rates.

### **Very Low-Income (30 to 50% AMI)**

- At very low-incomes, 82% of all households have at least housing problem and 44% have at least one severe housing problem.
- Black, Asian, and Hispanic households have disproportionate needs at this income level.

- Approximately 93% of Black households (190) have housing problems, with 88% experiencing severe housing problems.
- 100% of the 45 Asian very low-income households have housing problems, while 66% have severe housing problems.
- 100% of the 85 Hispanic households have at least one housing problem. Compared to Black and Asian very low-income households, which experience severe housing problems at disproportionately high rates, though all Hispanic households at this income level experience housing problems, only 24% have a severe housing problem.

### **Low-Income (50 to 80% AMI)**

- Approximately one-half (51%) of all low-income households have at least one housing problem, while 15% have at least one severe housing problem.
- At this income level, Black, Asian, and Hispanic households exhibit disproportionately greater rates of housing needs, but no racial/ethnic groups exhibit disproportionately greater rates of severe housing needs.
  - 68% of Black low-income households (375) have at least one housing need.
  - 64% of Asian households (35) have one or more housing needs.
  - 63% of Hispanic households (60) experience housing needs.

### **Moderate-Income (80 to 100% AMI)**

- Slightly less than one-quarter (23%) of moderate-income households have at least one housing need, while 6% have at least one severe housing problem. There are no racial/ethnic groups that exhibit disproportionately greater housing needs in this income category.

## **If they have needs not identified above, what are those needs?**

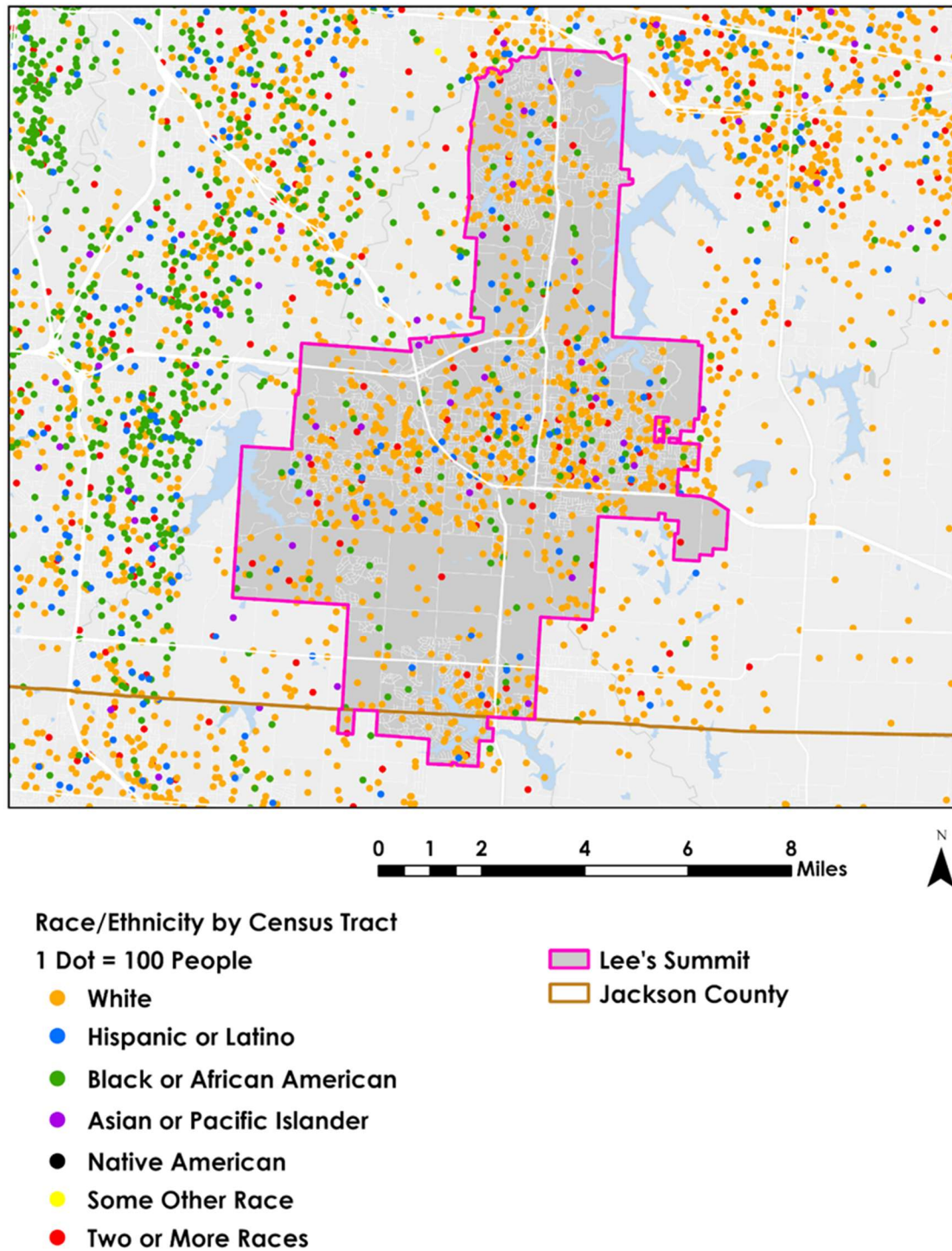
In addition to a need for increased affordable housing for rent and sale, engagement with community members further revealed a need for home and rental repairs, increased affordable senior and family housing, increased access to public transportation, and increased awareness of available services and resources. Discussions identified a growing Hispanic population in the city and a subsequent need for increased availability of materials and services accessible in Spanish. Patterns of segregation were noted among Black households, attributed to historical patterns of disinvestment and housing policies and current patterns of housing affordability. Stakeholders also noted a need to provide more education on residents' fair housing rights and greater enforcement of fair housing laws.

## **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The map below shows the distribution of residents in Lee's Summit by race and ethnicity. As discussed earlier, though Lee's Summit's population is predominantly white, there is a notable Black population (9%) and growing Hispanic population (5%). These groups are distributed relatively evenly throughout the city. There is one census tract (137.06) located in the downtown region, where 10% of all households are Hispanic and 17% of households are Black. Tract 142.05, located in northern Lee's Summit, also exhibited a notable percentage of Black households (26%). Non-white households tend to live directly outside of the city limits of Lee's Summit, particularly to the west, which has a visibly higher concentration of Black households.



FIGURE 1. POPULATION BY RACE AND ETHNICITY IN LEE'S SUMMIT, 2020



Source: 2020 U.S. Census



# NA-35 PUBLIC HOUSING – 91.205(B)

## Introduction

Residents in the City of Lee's Summit are supported by the Lee's Summit Housing Authority. According to HUD's 2023 A Picture of Subsidized Housing (APSH) data, the housing authority has a total of 116 Public Housing units, 327 Project-Based Section 8 units, and 276 Housing Choice Voucher units for a total of 719 publicly supported housing units in the city. According to the LSHA website as of September 5, 2024, the Public Housing waiting list was open and the HCV/Section 8 waiting list remained closed after closing on July 31, 2024.

## Totals in Use

**TABLE 22 - PUBLIC HOUSING BY PROGRAM TYPE**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	115	600	0	600	0	0	0

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

According to 2023 APSH estimates, approximately 18% of publicly supported households in Lee's Summit have at least one person with a disability, while residents with disabilities make up just 8.9% of the city's total population (based on 2018-2022 ACS 5-Year Estimates). The average annual household income is \$16,927, less than one-eighth of the city's average income of \$124,333. Nearly all (96%) of publicly supported households are considered very low-income (earning 50% or less AMI), while three-quarters (75%) are considered extremely low-income (earning 30% or less AMI). The same estimates show that there is an average of 2.2 people per unit, with approximately 15% of households considered "over-housed", which HUD uses to refer to families residing in units where the actual number of bedrooms exceeds the family unit size for which the family qualifies under the public housing agency (PHA) subsidy standards.

**TABLE 23 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	18,651	10,872	0	10,872	0	0
Average length of stay	0	0	6	4	0	4	0	0
Average Household size	0	0	1	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	102	69	0	69	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	12	123	0	123	0	0
# of Families requesting accessibility features	0	0	115	600	0	600	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

## Race of Residents

Based on 2023 APSH data, approximately 47% of Lee's Summit residents living in subsidized housing are white. The second most populous racial/ethnic group among publicly supported housing residents are Black or African American residents, who make up approximately 41% of this population. The remaining 9% are Hispanic, 2% are multiracial, and 1% are Asian or Pacific Islander.

**TABLE 24 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	110	270	0	270	0	0	0
Black/African American	0	0	4	327	0	327	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	1	2	0	2	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

**TABLE 25 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	0	3	0	3	0	0	0
Not Hispanic	0	0	115	597	0	597	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Approximately 18% of all households living in publicly supported housing have a person with a disability living in the household, according to 2023 APSH data. For those residing in public housing developments, this percentage is much higher (43%), while the disability rates among those participating in the Housing Choice Voucher program and Project-Based Section 8 program are closer to the total rate (16% and 15%, respectively). Based on 2018-2022 ACS 5-Year Estimates, 8.9% of Lee's Summit's total population has a disability. The high utilization of publicly supported housing among persons with disabilities suggests a particular need for affordable housing among this population.

A search for accessible housing in Lee's Summit using the [affordablehousing.com](https://affordablehousing.com) search tool revealed that there were 0 units available for eligible persons with disabilities. As many residents with disabilities live on fixed incomes, such as monthly SSI payments of \$943, and with limited affordable, accessible housing options available in the private housing market, availability of additional affordable units with accessibility features is the greatest need of this population.

### **Most immediate needs of residents of Public Housing and Housing Choice Voucher holders**

The most immediate needs of residents living in subsidized housing include a range of resources and services, including low-cost food, childcare, healthcare, and transportation. Publicly supported housing residents are in immediate need of available units willing to accept vouchers. Additionally, opportunities in areas such as job training and assistance, professional development, and financial literacy are needed to attain long-term success.

### **How do these needs compare to the housing needs of the population at large?**

The needs of public housing residents and voucher holders are different from those of the city's overall population primarily in that these residents are stably housed in housing they can afford. With this housing need met, residents can work on other needs that other low- to moderate-income families typically face in addition to housing insecurity.

## **Discussion**

# NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

## Introduction:

This section discusses the size and characteristics of the population experiencing homelessness in Lee's Summit. Each year, the Kansas City (MO&KS), Independence, Lee's Summit/Jackson, Wyandotte Counties Continuum of Care conducts an annual Point-in-Time (PIT) count of people experiencing homelessness in the region during the last ten days of January each year. The 2023 Point-in-Time count for the region was held in January 2023. It counted 1,633 households with 1,986 people experiencing homelessness in total.

**TABLE 26 – 2023 POINT-IN-TIME REGIONAL HOMELESS COUNT**

Population	Unsheltered	Sheltered		Total
		Emergency Shelter	Transitional Housing	
Total number of households	766	394	473	1,633
Total number of persons	791	570	625	1,986
Number of children (under age 18)	6	162	137	305
Number of persons age 18 to 24	22	31	68	121
Number of persons over age 24	762	368	344	1,474

Source: HUD Exchange, 2023 PIT Count MO-604 Kansas City (MO&KS), /Independence/Lee's Summit/Jackson, Wyandotte Counties CoC. Retrieved from: [https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_CoC\\_MO-604-2023\\_MO\\_2023.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_MO-604-2023_MO_2023.pdf)

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Point-in-Time counts of sheltered and unsheltered homeless Kansas City/Independence/Lee's Summit/Jackson County residents as of January 2023 are shown in Table 26. There were 1,986 homeless persons (including adults and children) counted in the region, including 570 residing in emergency shelters and 791 unsheltered. While the number of residents experiencing homelessness increased by 11.4% since the 2022 PIT count, when 1,783 homeless persons were counted, the number of unsheltered homeless persons counted in the region decreased by -4.8%, from 831 to 791.

Of the 1,986 people experiencing homelessness, 283 people were chronically homeless<sup>1</sup> (14.2% of all people experiencing homelessness). Of the 283 people who were chronically homeless, 15 were sheltered in emergency shelter (5.3%), none were in transitional housing, and 268 were unsheltered (94.7%).

The 2023 Point-in-Time count counted 181 households with children (11.1% of households experiencing homelessness). Additionally, among people experiencing homelessness, 189 were veterans (9.5%), 157 were unaccompanied youth (7.9%) and 24 were parenting youth (1.2%).

Among households with children, 75 households were in emergency shelters (4.6%), 103 were in transitional housing (6.3%), and 3 were unsheltered (0.2%).

Of the 189 veterans experiencing homelessness, 15 were in an emergency shelter (7.9%), 112 were in transitional housing (59.3%), and 62 were unsheltered (32.8%).

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<sup>1</sup> HUD defines chronically homeless as: A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:

**Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and**

**Has been homeless and living as described for at least 12 months\* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described.**

**An individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility\*\*; or**

**A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.**



Unaccompanied youth households included 38 youth under 18 and 119 youth between the ages of 18-24. Of youth households, 21.7% were in emergency housing, 64% were in transitional housing, and 14.0% were unsheltered. 25% of parenting youth were in emergency housing and 75% were in transitional housing.

Note that these figures do not represent the entire homeless population in the region but rather the number of homeless that were sheltered and unsheltered during the 2023 Point-in-Time count. As the inventory of homeless facilities in the area shows, a considerably higher number of people who are homeless are assisted within the county than the Point-in-Time count reflects.

## Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2023 Point-in-Time count identified 145 households experiencing homelessness with at least one adult and one child, which included a total of 477 people, 305 of whom were under the age of 18 (63.9%). Among the 477 people in households with at least one adult and one child, 248 were sheltered in emergency shelter (or 51.9% of people in households with at least one adult and one child), 218 were in transitional housing (45.7%), and 11 were unsheltered. Of the 189 veterans counted during the Point-in-Time count, 15 were in an emergency shelter (7.9%), 112 were in transitional housing (59.3%), and 62 were unsheltered (32.8%).

Residents and stakeholders noted significant homelessness among school-aged children, including children living in hotels/motels, in shelters, or doubled up with other families. Specific needs identified by focus group participants include affordable housing, assistance to address housing barriers (application fees, eviction histories, lack of Social Security numbers, etc.), eviction prevention and foreclosure counseling, and improved landlord accountability related to rental housing conditions.

**TABLE 27 – 2023 HOMELESS POINT-IN-TIME COUNT FOR PERSONS IN HOUSEHOLDS WITH AT LEAST ONE ADULT AND ONE CHILD**

Population	Unsheltered	Sheltered		Total
		Emergency Shelter	Transitional Housing	
Total number of households	2	72	71	145
Total number of persons	11	248	218	477
Number of children (under age 18)	6	162	137	305
Number of persons age 18 to 24	1	6	42	49
Number of persons over age 24	4	80	39	123

**Source:** HUD Exchange, 2023 PIT Count MO-604 Kansas City (MO&KS), /Independence/Lee's Summit/Jackson, Wyandotte Counties CoC. Retrieved from: [https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_CoC\\_MO-604-2023\\_MO\\_2023.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_MO-604-2023_MO_2023.pdf)

## Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Point-in-Time count categorized the number of sheltered and unsheltered individuals who were homeless in the MO-604 CoC region by race and ethnicity. The count found that 1,038 of the 1,986 sheltered and unsheltered individuals were white (52.3% of the total homeless population), 767 were Black or African American (38.6%),

and 110 were multiple races (5.5%). American Indian or Alaska Native, Asian, and Native Hawaiian or Pacific Islander individuals each made up fewer than 1% of sheltered and unsheltered homeless individuals in the region. Regarding ethnicity, the count found that 1,731 of the 1,986 total sheltered and unsheltered homeless population in the county were Non-Hispanic/Non-Latino (87.2%), and 255 were Hispanic/Latino (12.8%).

**TABLE 28 – RACE AND ETHNICITY OF SHELTERED AND UNSHELTERED HOMELESS PERSONS**

	Unsheltered	Sheltered		Total
		Emergency Shelter	Transitional Housing	
Homeless Persons by Race				
White	467	228	343	1,038
Black or African American	251	310	206	767
Asian	7	2	12	21
American Indian or Alaska Native	18	8	4	30
Native Hawaiian or Pacific Islander	6	1	13	20
Multiple Races	42	21	47	110
Homeless Persons by Ethnicity				
Hispanic/Latino	126	57	72	255
Non-Hispanic/Non-Latino	665	513	553	1,731

**Source:** HUD Exchange, 2023 PIT Count MO-604 Kansas City (MO&KS), /Independence/Lee's Summit/Jackson, Wyandotte Counties CoC. Retrieved from: [https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_CoC\\_MO-604-2023\\_MO\\_2023.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_MO-604-2023_MO_2023.pdf)

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

On the night of the 2023 PIT count, 1,986 homeless persons were counted in the Kansas City (MO&KS), Independence, Lee's Summit/Jackson, Wyandotte Counties CoC, including 1,195 residing in shelters and 791 unsheltered.

Local homeless service providers and health service providers generally agree that the Point-in-Time count underestimates the true number of homeless people in the community, yet more reliable sources of data are not available. Community input received for this plan also supports the need for additional resources for homeless and at-risk individuals and families, such as emergency shelter, transitional housing, permanent supportive housing, and related case management services.

# NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

## Introduction:

This section discusses the characteristics and needs of people in various subpopulations in Lee's Summit who may have unique housing or supportive service needs, including seniors, people with disabilities (mental, physical, or developmental), people with HIV/AIDS, people with substance abuse needs, survivors of domestic violence, and others.

## **Describe the characteristics of special needs populations in your community:**

### *Seniors*

HUD identifies two groups of seniors: elderly (age 65 and older) and frail elderly (age 75 and older). According to 2018-2022 American Community Survey estimates, there are an estimated 15,445 elderly residents in Lee's Summit, comprising 15.2% of the city's total population. Frail elderly, a subset of the elderly population, comprise 6.6% of the city's residents (6,764 people). Females residents comprise about 55.5% of the senior population, while male residents make up 44.5%.

### *People with Disabilities*

Within Lee's Summit, an estimated 8,951 residents – about 8.9% of the city's population – have one or more disabilities, as of 2018-2022 American Community Survey data. Disability rates vary by type, with the largest share of residents (4.0%) impacted by ambulatory difficulties. Disability rates by type are shown below:

- Ambulatory difficulties impact 3,838 residents or 3.8% of the city's population.
- Cognitive difficulties impact 3,147 residents or 3.1% of the city's population.
- Independent living difficulties impact 2,886 residents or 2.9% of the city's population.
- Hearing difficulties impact 2,810 residents or 2.8% of the city's population.
- Vision difficulties impact 1,322 residents or 1.3% of the city's population.
- Self-care difficulties impact 1,142 residents or 1.1% of the city's population.

### *People with HIV/AIDS and Their Families*

According to AIDSVu<sup>2</sup>, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 2,655 people in Jackson County are living with HIV as of 2022. The majority of people living with HIV in the county are male (2,208 or 83.2%), while a lower number of female residents are living with HIV (447 or 16.8%).

### *People with Drug or Alcohol Addiction*

The availability of city-level and county-level data on substance use is limited. The Missouri Department of Mental Health developed a Behavioral Health Profile for the state's counties which includes statistics on substance use<sup>3</sup>. In 2020, there were 494 alcohol-related and 99 drug-related hospitalizations in Jackson County. According to the Centers for Disease Control and Prevention (CDC) PLACES data in Jackson County, 18.4% of adults over the age of 18 are affected by binge drinking and about 17.7% of people in the same age group have a smoking addiction. Alcohol addiction is noted as one of the most prevalent substances use problems among Missouri adults, particularly those living in the northwest region. In 2016-2018, the National Survey on Drug Use and Health (NSDUH), reported that in the northwest region of the state, 56.0% of adults drink alcohol, and 28.4% have had over five or more drinks on a single occasion within a recent 30-day period.

### *Survivors of Domestic Violence*

While reliable data estimating the prevalence of domestic violence is limited at the local level, the Missouri Coalition Against Domestic and Sexual Violence (MOCADSV) estimates that among services for domestic violence survivors, about 27,925 nights of shelter were provided for adults and 35,774 nights were provided for children from member agencies in the Kansas City region<sup>4</sup>. An estimated 352 nights of transitional housing were provided for adults as well as 17,796 nights of rental assistance, rapid rehousing, and permanent supportive housing. Among survivors in the region, 42% identified as white, 28% as Black/African American, and 9% as Latino/Hispanic. For 14% of survivors, race was not reported. Further, an estimated 49 LGBTQ+ individuals received services, as well as 216 individuals with disabilities.

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<sup>2</sup> AIDSVu: Mapping the HIV Epidemic in the United States. (n.d.). Map - AIDSVu. [https://map.aidsvu.org/prev/county/rate/sex\\_f/none/jackson-county-mo-missouri?geoContext=national](https://map.aidsvu.org/prev/county/rate/sex_f/none/jackson-county-mo-missouri?geoContext=national)

<sup>3</sup> Missouri Department of Mental Health. Community Profile 2023 Jackson County | dmh.mo.gov. (n.d.). <https://dmh.mo.gov/media/pdf/community-profile-2023-jackson-county>

<sup>4</sup> MOCADSV. Domestic Violence Statistics. (2023). In MOCADSV. [https://cm20-s3-mcadsv.s3.us-west-2.amazonaws.com/ResourceFiles/1e7aa6f5ccae4d0398529a871a69a5dc2023\\_DV\\_SV\\_regional\\_KC.pdf](https://cm20-s3-mcadsv.s3.us-west-2.amazonaws.com/ResourceFiles/1e7aa6f5ccae4d0398529a871a69a5dc2023_DV_SV_regional_KC.pdf)

### *Other Populations*

In addition to the groups outlined above, stakeholders identified several other subpopulations as having special needs, including the following:

- Spanish speakers with limited English proficiency
- Residents without citizenship status
- Residents re-entering the community from the criminal justice system
- Residents being discharged from hospitals or other medical facilities

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The primary housing and supportive service needs of these subpopulations (the elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, and others) were determined by input from housing and service providers and the public through public meetings and stakeholder interviews, as well as through a review of research on housing and service needs of specific populations.

### *Housing that is Affordable, Accessible, Safe, and Low-Barrier*

Residents with special needs often live at or below the federal poverty level. High housing costs can make it difficult for these populations to afford housing. Low incomes force many residents to live in congregate care, have roommates, or live with family. As of FY 2025, HUD Fair Market Rent (FMR) for a two-bedroom unit in the Kansas City, MO-KS HUD Metro FMR Area is \$1,346 per month and FMR for a three-bedroom unit is \$1,756 per month<sup>5</sup>. For special needs households without a rental subsidy or other assistance, these rates are often unaffordable.

There is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily 'missing middle' housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other

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<sup>5</sup> U.S. Housing and Urban Development Department (HUD). PD&R FMR/IL Lookup. <https://m.huduser.gov/fmril/#datapage>

populations with special needs may be discriminated against in housing application processes. Community members also noted that housing accessible to people leaving hospital settings is lacking in Lee's Summit, and that there is a need for transitional housing allowing residents to re-stabilize after they leave medical facilities.

The elderly, people with disabilities, and others who may not have access to vehicles often need housing that is accessible to transportation, recreation, and employment. These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Like other populations with special needs, people living with HIV/AIDS also need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable.

### *Transportation*

Access to transportation is an important concern for people with special needs. People with disabilities and others who may not have access to vehicles need housing close to transportation services to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not accessible within a close distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs. Several stakeholders expressed desires that the City or its partners consider offering limited fixed-route transit service to key locations within the community.

### *Specialized Housing and Services*

Specialized housing addresses the needs of specific populations. People with physical, intellectual, or developmental disabilities; people living with HIV/AIDS; and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services. Case management was a key need identified by stakeholders related to reducing or preventing homelessness for many subpopulations, and transitional and permanent supportive housing were frequently noted as needs.

### *Workforce Development and Employment Services*

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others.



### *Physical and Mental Healthcare Access*

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and cultural, geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations.

### *Education and Combating Stigmas*

Combating stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Further, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing the risk of homelessness.

### *Outreach*

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations. Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

As described earlier in this section, an estimated 2,655 people in Jackson County were living with HIV as of 2022. The majority of people living with HIV in the county are male (2,208 or 83.2%), while the estimate of females living with HIV is much lower (447 or 16.8%).

Data on the race and ethnicity of residents living with HIV indicates that individuals with multiple races have the highest rate of cases (1,204 people per 100,000), followed by Black or African American residents (822 people per 100,000) and Hispanic or Latino residents (516 people per 100,000).

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Not applicable. The City of Lee's Summit does not receive a HOME grant allocation.

# NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)

## **Describe the jurisdiction's need for Public Facilities:**

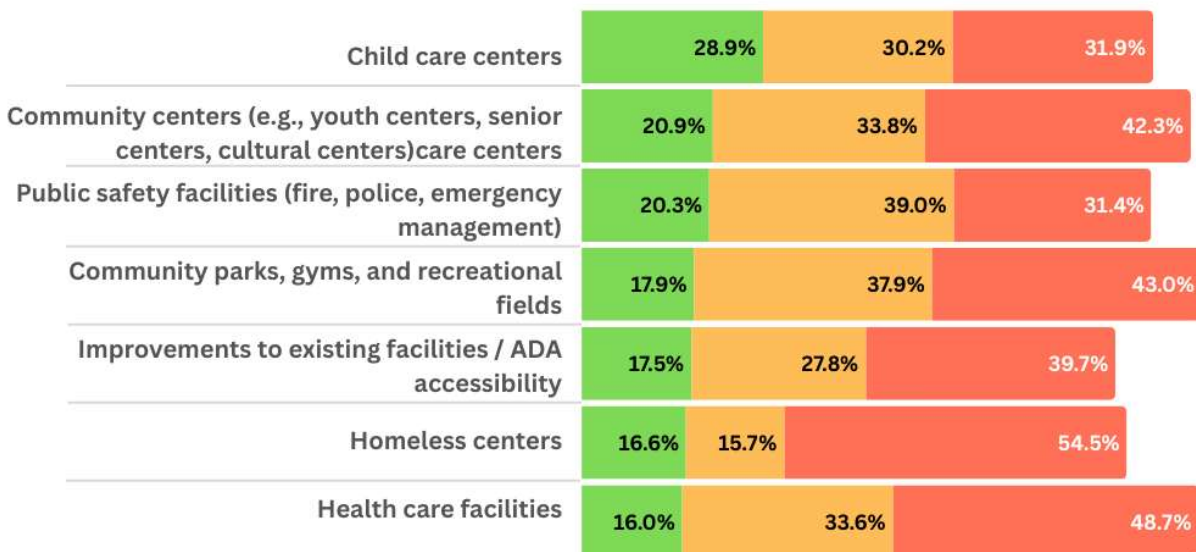
Buildings open to the general public or for use by target special needs populations, whether owned by the government or by nonprofit organizations, may be considered public facilities under the CDBG program. Community survey participants ranked the following public facility needs as the most important in Lee's Summit: (1) childcare centers (2) community centers (e.g., youth centers, senior centers, cultural centers); and (3) public safety facilities (fire, police, emergency management). These facilities were each selected as a high-level need by 20% to 29% of survey respondents (see Figure 2).

Input from community workshops and stakeholder interviews supported survey findings. Common needs identified by residents and stakeholders included:

- Community centers, particularly for seniors
- Homeless centers with wraparound services
- Improvements to existing facilities/improvements to ADA accessibility
- Childcare centers
- Transitional/supportive housing programs

**FIGURE 2. PUBLIC FACILITIES NEEDS FROM THE COMMUNITY SURVEY**

**What are the most important public facility needs in Lee's Summit?**



**Share of respondents identifying each need as:**



Public facility needs identified in Lee's Summit's Ignite! Comprehensive Plan were paired with the following goals and objectives<sup>6</sup>:

- Sustain and enhance City services and facilities to protect a high quality of life
- Reduce facility costs while enhancing performance and sustainability

In 2018, Lee's Summit officially participated in the Mid-America Regional Council's (MARC) Community for All Ages recognition program and created a Community for All Ages plan to address the City's changing demographics. The Community for All Ages Plan<sup>7</sup> addressed the following public facilities needs and goals:

<sup>6</sup> City of Lee's Summit, 2021 Comprehensive Plan. <https://cityofls.net/comprehensive-plan/plan-elements/facilities-and-infrastructure>

<sup>7</sup> City of Lee's Summit, 2018 Community for All Ages Plan. <https://cityofls.net/Portals/0/Files/Planning/Comp%20Plan/CFAA%20Gold%20Plan%20Final%20Adopted%20Nov%208%202018.pdf?ver=2018-11-14-164857-713>

- Continue to focus on connectivity, accessibility, recreation, and the enhancement of a community's sense of place
- Promote age-friendly design requirements to make an area inviting, accessible, and vibrant
- Incorporate easy to read wayfinding signs for direction and accessibility

### **How were these needs determined?**

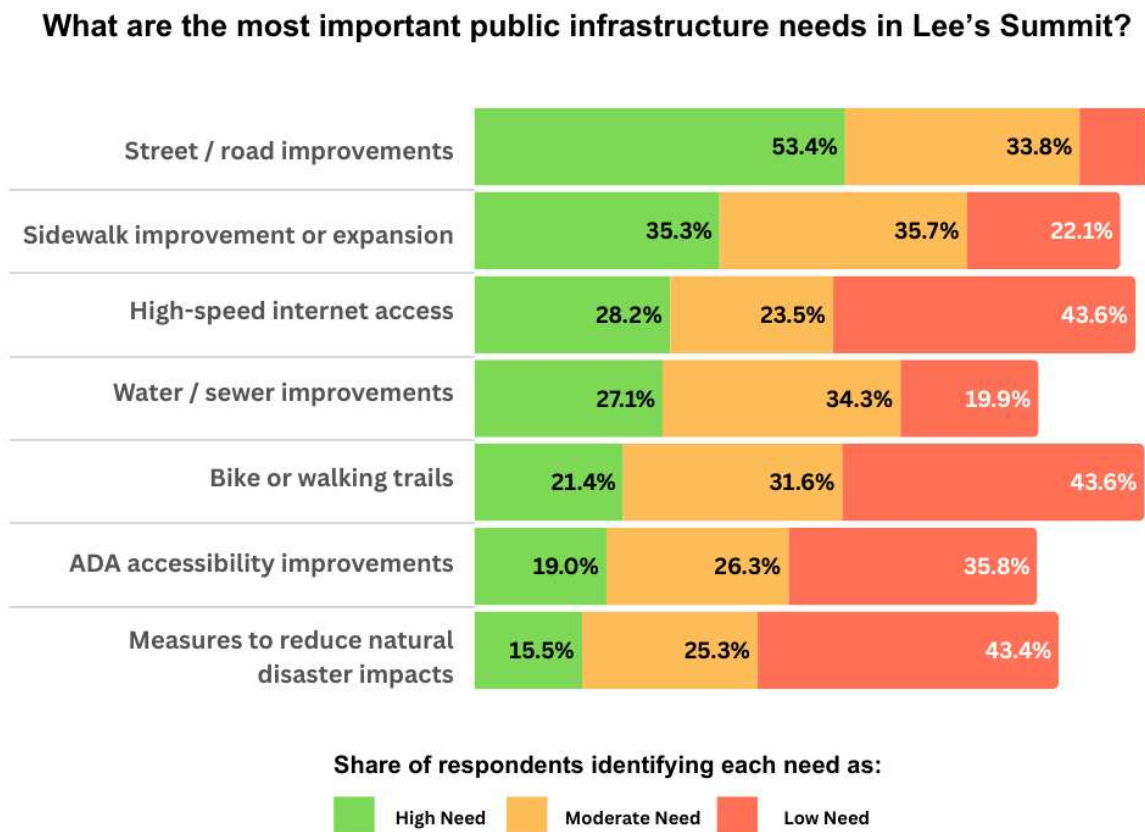
The public facility needs listed above were determined through input from stakeholders and residents in community workshops, stakeholder interviews, focus groups, and a community survey. Stakeholders included City staff and management, Lee's Summit Housing Authority staff, health service providers, housing providers, nonprofit and community organizations, homeless housing and service providers, Lee's Summit residents, and others.

Needs were also determined based on a review of previous local and regional plans, such as Lee's Summit's Ignite! Comprehensive Plan and the Community for All Ages Plan.

### **Describe the jurisdiction's need for Public Improvements:**

Survey respondents were also asked to rank public improvement needs in Lee's Summit. The top three responses were (1) street/road improvements (2) sidewalk improvement or expansion; and (3) high-speed internet access. Each of these improvements was identified as a high-level need by 28% to 53% survey respondents, with street/road improvements being the top identified priority by more than half at 53.4% (see Figure 3).

**FIGURE 3. PUBLIC INFRASTRUCTURE IMPROVEMENT NEEDS FROM THE COMMUNITY SURVEY**



Public Improvements needs identified in Lee's Summit's Ignite Comprehensive Plan were paired with the following goals and objectives:

- Maintain high-quality infrastructure that supports and entices quality growth and redevelopment
- Reduce flood risk and damage to property

The Community for All Ages Plan addressed the following Public Facilities needs and goals:

- Promote alternative transportation (i.e., biking, walking)
- Promote transit (i.e., increase awareness about existing transportation services such as RideKC)

## How were these needs determined?

The public facility improvement needs listed above were determined through input from stakeholders and residents in community workshops, stakeholder interviews, focus groups, and a community survey.. Stakeholders included City staff and management, Lee's Summit Housing Authority staff, health service providers, housing providers, nonprofit and community organizations, homeless housing and service providers, Lee's Summit residents, and others.

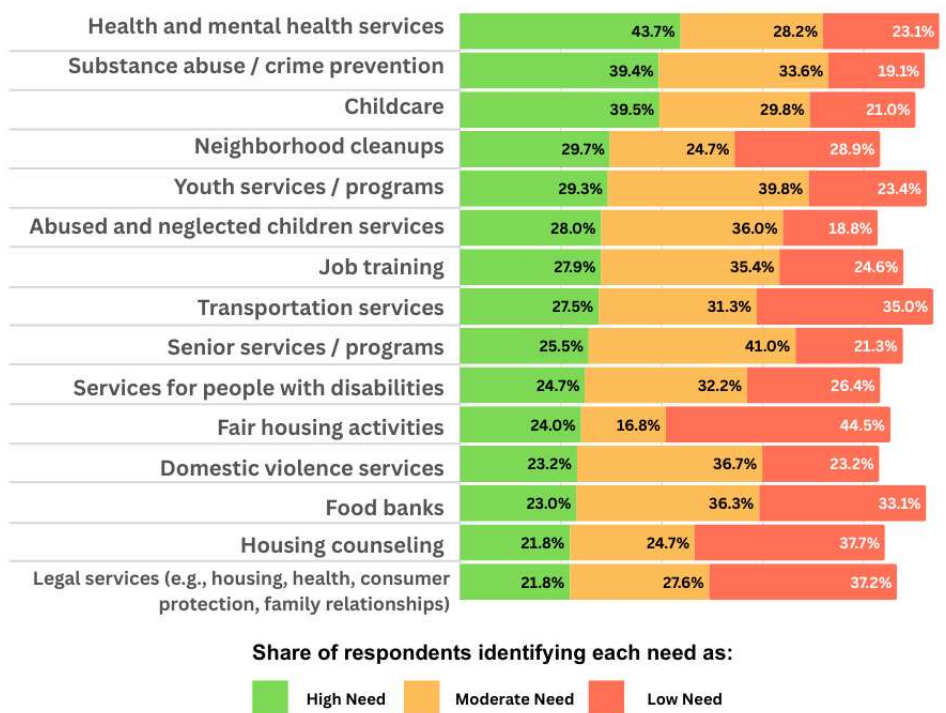
Needs were also determined based on a review of previous local and regional plans, such as Lee's Summit's Fuel Our Future Ignite Comprehensive Plan and the Community for All Ages Plan.

## Describe the jurisdiction's need for Public Services:

The top three public service needs selected by respondents to the Community Survey include: (1) health and mental health services (2) substance abuse/crime prevention; and (3) childcare services (see Figure 4). Other needs that were identified during community engagement events included job training, legal services, and senior services and programs.

**FIGURE 4. PUBLIC SERVICES NEEDS FROM THE COMMUNITY SURVEY**

### What are the most important public service needs in Lee's Summit?



Public service needs identified in Lee's Summit's Fuel Our Future Ignite Comprehensive Plan were paired with the following goals and objectives:

- Sustain and enhance City services and facilities to protect a high quality of life.
- Identifying and planning for adverse weather events

### **How were these needs determined?**

The public service needs listed above were determined through input from stakeholders and residents in community workshops, stakeholder interviews, focus groups, and a community survey. Stakeholders included City staff and management, Lee's Summit Housing Authority staff, health service providers, housing providers, nonprofit and community organizations, homeless housing and service providers, Lee's Summit residents, and others.

Needs were also determined based on a review of previous local and regional plans, such as Lee's Summit's Ignite! Comprehensive Plan and the Community for All Ages Plan.

# Housing Market Analysis

## MA-05 OVERVIEW

### Housing Market Analysis Overview:

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low- and moderate-income households, preventing them from meeting other basic needs. Since the Great Recession, housing costs have increased, particularly for renters. Meanwhile, the supply of affordable housing has not increased at the same rate and in some instances has even decreased.

Data from the U.S. Census, the American Community Survey, and Comprehensive Housing Affordability (CHAS) dataset are used in this section to analyze housing market conditions in the City of Lee's Summit. In addition to reviewing current housing market conditions, this section also analyzes the availability of assisted housing, public housing, and facilities that serve homeless individuals and families. Additionally, it includes an examination of local economic conditions and summarizes existing economic development resources and programs that may be used to address community development needs identified in the Needs Assessment.



# MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

## Introduction

The 2016-2020 American Community Survey five-year estimates reflect a total of 39,480 housing units in the City of Lee's Summit (see Table 29). Nearly three-fourths (74%) of these housing units are single-family detached homes. The remaining breakdown of housing types are single-family attached units (8%), duplexes, triplexes, or quadruplexes (6%), small multifamily properties with less than 20 units (6%), and large multifamily properties with 20 units or more (6%).

Table 30 shows that the majority of residents in Lee's Summit are homeowners (73%, while the remaining 27% are renters. The vast majority of homeowners live in structures with three or more bedrooms (89%). Unsurprisingly, renters are more likely to live in a variety of housing sizes. The largest share of renters live in two-bedroom units (43%), followed by units with three bedrooms or more (27%). Approximately 22% of renters live in one-bedroom units, while 8% live in studio apartments.

## All residential properties by number of units

**TABLE 29 – RESIDENTIAL PROPERTIES BY NUMBER OF UNITS**

Property Type	Number	%
1-unit detached structure	29,285	74%
1-unit, attached structure	3,260	8%
2-4 units	2,480	6%
5-19 units	2,415	6%
20 or more units	1,940	5%
Mobile Home, boat, RV, van, etc.	100	0%
<b>Total</b>	<b>39,480</b>	<b>100%</b>

Data Source: 2016-2020 ACS

## Unit Size by Tenure

**TABLE 30 – UNIT SIZE BY TENURE**

	Owners		Renters	
	Number	%	Number	%
No bedroom	45	0%	705	8%
1 bedroom	85	0%	1,965	22%
2 bedrooms	2,960	10%	3,770	43%
3 or more bedrooms	25,705	89%	2,425	27%
<b>Total</b>	<b>28,795</b>	<b>99%</b>	<b>8,865</b>	<b>100%</b>

Data Source: 2016-2020 ACS

### **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

According to 2023 APSH (A Picture of Subsidized Housing) data, the Lee's Summit Housing Authority has a total of 116 public housing units, 327 project-based section 8 units, and 276 Housing Choice Voucher units for a total of 719 publicly supported housing units in the city. There is an average occupancy rate of 93% for subsidized units targeted towards low-income residents. Subsidized housing projects in the city include Ashbrooke Apartments, John Calvin Manor, Sage Crossing Apartments, and Duncan Estates.

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to program requirements, LIHTC properties must remain affordable for a 30-year period from the time they are placed in service. Placed-in-service dates for LIHTC properties in Lee's Summit range from 2003 to 2022, indicating that no affordable housing unit is anticipated to be lost in the community due to new development, redevelopment, or conversion. The earliest-built LIHTC property (Crossroads of Lee's Summit) will be up for expiration in 2033.

### **Does the availability of housing units meet the needs of the population?**

Based on data analysis presented in previous sections and community feedback, the City of Lee's Summit has a shortage of affordable housing. The demand for affordable housing is far greater than its supply and availability, resulting in a significant percentage of the city's total population being cost burdened (approximately 49%). Narrative and data presented in the Needs Assessment show how this need varies

among different income classes, with extremely low-income, very low-income, and low-income residents and renters presenting the highest need.

### **Describe the need for specific types of housing:**

Throughout all community engagement activities, the need for additional affordable housing was a consistent theme. Community members emphasized the need for a variety of housing affordable to city service employees, families, and seniors. While additional rental housing, including permanent supportive housing, is needed to serve lowest income groups, moderate- and middle-income households also face difficulty finding affordable housing to rent or buy in the city. Greater availability of a variety of housing types would better serve households across low-to-moderate incomes and allow residents to access housing that would best fit their needs.

Other housing needs in Lee's Summit identified by residents and stakeholders include:

- Larger rental units for low-income families
- Workforce housing
- Initiatives to reduce property taxes "Missing middle" housing including townhomes, duplexes/triplexes/etc.
- Retaining affordability through a model such as a community land trust (CLT)
- Affordable starter homes for sale
- Lack of knowledge about existing resources and services
- Affordable senior housing and ADA accessibility improvements for seniors and people with disabilities
- Home repair programs for low-income households, seniors, and persons with disabilities
- Permanent supportive housing and housing connected with case management and other services

# MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

## Introduction

This section reviews housing costs and affordability in the city of Lee's Summit. As Table 31 shows, the median home value in Lee's Summit was estimated at \$234,700 as of the 2016-2020 ACS estimates, representing a 23% increase in cost since the 2009 estimates. The most up-to-date data (2018-2022 ACS data) shows that by 2022, the median home value had risen further to \$291,400, a 24% increase in just two years and a 52% increase since 2009. More recent data from Zillow's Home Value Index (ZHVI) shows the typical home value in Lee's Summit at \$365,969 as of January 2025. These values indicate lower levels of affordability in the city relative to the metro area, where the typical home value was \$299,274 as of January 2025. They also indicate steep increases in home prices in recent years and barriers to homeownership for lower-income residents. As home values and interest rates have increased in recent years, renting is generally more accessible to low-to-moderate income families in Lee's Summit than homeownership.

Median rent in Lee's Summit was \$899 per month in 2020, representing an 11% increase from 2009 rent. Between 2020 and 2022, median rent increased further to \$1,295 per month, a 44% increase since 2020 and an overall 60% increase since 2009. The most acute housing need in Lee's Summit is the availability of affordable rental housing. More recent data from Zillow's Observed Rent Index (ZORI)<sup>8</sup> shows typical rents in Lee's Summit at \$1,649 as of January 2025. Discussions with community members and stakeholders revealed that there were essentially no one-bedroom units under \$1,500 available in the city.

According to the National Low Income Housing Commission's annual Out-Of-Reach Report, extremely low-income renters earning 30% AMI or less in 2023 would be able to afford a maximum rental payment of \$773 per month, while renters earning minimum wage (\$12.30 in Missouri) would only be able to afford a maximum monthly rental payment of \$639 without becoming cost burdened. In contrast, 2022 ACS data shows that only 22.9% of all available rental units cost less than \$1,000 per month, and that just 4.4% cost less than \$500 per month. This is a significant decrease in unit affordability since the year 2020, when approximately 62.3% of units were less than \$1,000 in monthly rent. As home values and rents have increased, housing cost burden impacts a growing share of residents. As detailed in NA-10, approximately 58.6% of all

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<sup>8</sup> "Housing Data," Zillow, September 4, 2024, <https://www.zillow.com/research/data>. **ADD MORE RECENT**

households with incomes at 80% HAMFI (HUD adjusted median family income) or under experience cost burdens, spending 30% or more of their income on housing costs.

Public engagement conducted as part of the Consolidated Plan process also indicated a severe lack of affordable housing within the city, attributed to rising property values, an influx of luxury developers, and negative perceptions of affordable housing. Tied to this need was a lack of financial assistance for needed home repairs, senior housing, rental units in a variety of sizes, and supportive housing with wraparound services.

## Cost of Housing

**TABLE 31 – COST OF HOUSING**

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	191,300	234,700	23%
Median Contract Rent	808	899	11%

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

**TABLE 32 - RENT PAID**

Rent Paid	Number	%
Less than \$500	965	10.9%
\$500-999	4,545	51.3%
\$1,000-1,499	2,175	24.5%
\$1,500-1,999	490	5.5%
\$2,000 or more	690	7.8%
<b>Total</b>	<b>8,865</b>	<b>100.0%</b>

Data Source: 2016-2020 ACS

## Housing Affordability

**TABLE 33 – HOUSING AFFORDABILITY**

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	540	No Data
50% HAMFI	2,560	1,100
80% HAMFI	5,375	4,469
100% HAMFI	No Data	7,607
<b>Total</b>	<b>8,475</b>	<b>13,176</b>

Data Source: 2016-2020 CHAS

### Monthly Rent

**TABLE 34 – MONTHLY RENT**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	985	1,098	1,258	1,645	1,931
High HOME Rent	985	1,098	1,258	1,645	1,886
Low HOME Rent	902	966	1,160	1,340	1,495

Data Source: HUD FMR and 2024 HOME Rents

### Is there sufficient housing for households at all income levels?

Table 33 estimates the number of units in the city of Lee's Summit affordable to renters and owners at a variety of income levels, which can be compared to the number of households at each income level, as provided in Table 8 of the Needs Assessment.

According to CHAS estimates, there are 1,855 renter households with incomes under 30% HAMFI, but only 540 rental units affordable at that income level, indicating insufficient rental housing available to households with extremely low incomes. There appear to be a sufficient number of renter units affordable to households in other income groups. However, these figures do not take into account unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low- or moderate-income household may be unavailable to them because it is occupied by a higher income household.

The National Low Income Housing Coalition's Out of Reach data examines rental housing rates relative to income levels for counties and metro areas throughout the U.S. To afford a two-bedroom rental unit at Jackson County Fair Market Rent (FMR) of \$1,258 without being cost burdened, a household would require an annual income of \$50,320 or an hourly wage of \$24.19. The median renter income in Jackson County is only \$45,065, meaning that the average two-bed rental unit is not affordable to the average renter. Additionally, Missouri's minimum wage is only \$12.30 per hour, meaning that a person would have to work 79 hours per week in order to afford an average two-bedroom rental unit. This equates to nearly two full-time minimum wage jobs for a single householder.

The 2018 Lee's Summit Affordable Housing Needs Assessment found that the biggest shortage of affordable housing existed at the lowest income levels. Nearly 95% of extremely low-income households in Lee's Summit had an affordability problem. A significant share of very low-income (80%) households also reported cost burden.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

As discussed previously in this section, costs for both renters and homeowners in the city of Lee's Summit have risen rapidly since 2009 and particularly since 2020. However, wage growth has not kept pace with the increase in housing costs. Though the State of Missouri recently increased its minimum wage to \$12.30 at the beginning of 2024, this is still insufficient to afford a housing unit within the region without cost burden.

### **How do HOME rents/Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Table 34 above shows HUD Fair Market Rents and HOME rents for the Kansas City, MO-KS HUD Metro FMR Area. According to the latest ACS 5-Year estimates, the median contract rent in the MSA is \$1,148 and the median rent in Lee's Summit is \$1,295 – both above the MSA's FMR for a one-bedroom housing unit (\$1,098). With approximately 77% of rents in Lee's Summit at over \$1,000 per month, there are few units available at FMR values. Based on community engagement discussions and more recent Zillow data presented in the introduction, it is likely that median rent in the area is even higher than numbers presented in the ACS. The disconnect in area median rent vs. fair market rent exhibits a strong need for the city to produce more affordable housing units and preserve the affordability of existing units.

Note that this data does not reflect housing conditions, which is an important consideration. While the rent may be affordable, substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit.

# MA-20 HOUSING MARKET ANALYSIS:

## CONDITION OF HOUSING – 91.210(A)

### Introduction

This section examines the condition of housing in Lee's Summit, including the presence of selected housing conditions: 1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. These conditions are designated as housing problems by HUD. This section also examines the age of housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

According to 2016-2020 ACS estimates, approximately 42% of rental units and 14% of owner units have one of the selected housing conditions, reflecting the lack of affordable rental units discussed in prior sections. The age of housing reflects periods of development in Lee's Summit. There are approximately 19,940 more owner units than renter units in the city, and owner units also tend to be newer than rental units – approximately 77% of owner properties were built after 1980, compared to 60% of rental properties. Though the largest percentage of owner-occupied units was built between 1980 – 1999 (45%), nearly a third was built after 2000 (32%). The share of rental housing built prior to 1980 (40%) indicates potential current or near future need for rehabilitation assistance. Additionally, housing units built prior to 1978 are typically at risk of lead-based paint exposure.

### **Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

For the purpose of this Consolidated Plan, the City of Lee's Summit defines units to be in "standard condition" if they meet HUD Section 8 housing quality standards.<sup>9</sup> A unit is defined as "substandard" if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is

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<sup>9</sup> Housing Choice Voucher (HCV) program regulations at 24 CFR Part 982 set forth basic housing quality standards (HQS) which all units must meet before assistance can be paid on behalf of a family and at least annually throughout the term of the assisted tenancy. HQS define "standard housing" and establish the minimum criteria for the health and safety of program participants. Current HQS regulations consist of 13 key aspects of housing quality, performance requirements, and acceptability criteria to meet each performance requirement. The 13 key aspects of housing quality covered by the HQS include: Sanitary facilities; Food preparation and refuse disposal; Space and security; Thermal environment; Illumination and electricity; Structure and materials; Interior air quality; Water supply; Lead-based paint; Access; Site and neighborhood; Sanitary condition; and Smoke Detectors. See [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/hqs](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/hqs) for more information.



“substandard but suitable for rehabilitation” if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems but will have sufficient systems to allow for clean water and adequate waste disposal.

According to 2020 DEC Redistricting Data (PL 94-171), there are an estimated 1,897 vacant housing units in the city of Lee's Summit, comprising approximately 4.7% of all housing units in the city. The city does not have counts of units that are substandard, substandard but suitable for rehabilitation, abandoned, or real estate owned (REO properties), as this would require evaluating units on a house-by-house basis. In general, however, units with more than one substandard condition and older units are more difficult to rehabilitate. A rough assessment of conditions can be made by considering housing age and absence of basic amenities.

## Condition of Units

**TABLE 35 - CONDITION OF UNITS**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,950	14%	3,695	42%
With two selected Conditions	0	0%	445	5%
With three selected Conditions	15	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	24,830	86%	4,725	53%
<b>Total</b>	<b>28,795</b>	<b>100%</b>	<b>8,865</b>	<b>100%</b>

Data Source: 2016-2020 ACS

## Year Unit Built

**TABLE 36 – YEAR UNIT BUILT**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	9,285	32%	2,035	23%
1980-1999	12,860	45%	3,235	36%
1950-1979	5,945	21%	2,995	34%
Before 1950	705	2%	590	7%
<b>Total</b>	<b>28,795</b>	<b>100%</b>	<b>8,855</b>	<b>100%</b>

Data Source: 2016-2020 CHAS

## Risk of Lead-Based Paint Hazard

**TABLE 37 – RISK OF LEAD-BASED PAINT**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,640	23%	3,590	40%
Housing Units built before 1980 with children present	1,190	4%	600	7%
Total Number of Housing Units	28,800	100%	8,865	100%

Data Source: 2016-2020 ACS (Total Units); 2016-2020 CHAS Table 13 (Units with Children present)

## Vacant Units

**TABLE 38 - VACANT UNITS**

	Lee's Summit	
	Number	%
<b>Total</b>	<b>40,373</b>	
Occupied	38,476	95.3%
Vacant	1,897	4.7%

Data Source: 2020 Decennial Census Table H1

## **Need for Owner and Rental Rehabilitation**

Data regarding housing conditions indicates that 4,140 rental units (46.7% of all rental units) and 3,950 owner units (14% of all owner units) in Lee's Summit have at least two housing conditions, which are likely to include cost burdens and one other condition (overcrowding, lack of complete kitchen, or lack of complete plumbing). There are 15 owner-occupied households with three housing problems. In total, approximately 14% of owner-occupied households have one or more problems, compared to 47% of rental units.

CHAS data from the Needs Assessment (Table 7) indicates that there are 345 renter households (3.9% of all rental units) and 55 owner households (0.2% of all owner units) who lack complete kitchens or plumbing. Additionally, as housing age (Table 36) indicates, the city's renter-occupied units are at risk of deferred maintenance and may currently or soon require rehabilitation, as 40% of units were built prior to 1980.

## **Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 37 identifies the total number of housing units built before 1980, and the total number of renter and owner units built before 1980 that house children under age 6.

Using 2016-2020 CHAS data, there are an estimated 1,190 of owner-occupied units (4% of total owner-occupied housing units) and 600 of renter-occupied units (7% of total rental housing units) that were built before 1980 and have at least one child aged 6 or younger, which comprise two risk factors for exposure to lead-based paint.

# MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

## Introduction

Residents of Lee's Summit are supported by the Lee's Summit Housing Authority. According to HUD's 2023 A Picture of Subsidized Housing (APSH) data, the housing authority has a total of 116 Public Housing units, 327 Project-Based Section 8 units, and 276 Housing Choice Voucher units for a total of 719 publicly supported housing units in the city. According to the LSHA website as of September 5, 2024, the Public Housing waiting list was open and the HCV/Section 8 waiting list remained closed after closing on July 31, 2024.

## Totals Number of Units

**TABLE 39 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			116	649			0	0	0
# of accessible units									

Data Source: PIC (PIH Information Center)

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Describe the supply of public housing developments:**

The Lee’s Summit Housing Authority operates two public housing developments in the city known as Duncan Estates and Lee Haven, which provide a total of 116 public housing units. According to the LSHA website, these units are in high demand with limited supply, so the waiting period from time of initial application to completion of the leasing process varies and is dependent upon the number of applications on the waiting list – applicants generally should expect a waiting period of 2-5 years. As of September 5, 2024, the housing authority’s public housing waiting list was open.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

HUD’s Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary, and in good repair. Inspections are scored using a scale of 1 to 100. A passing score for a REAC Physical Inspection is 60 or above.

The only physical condition data available in HUD’s REAC database was for Duncan Estates, which received an inspection score of 92 on September 27, 2017 according to 2021 Public Housing Physical Inspection Scores data from HUD’s Real Estate Assessment Center. However, using HUD’s Uniform Physical Condition Standard (UPCS) scores posted on August 6, 2024, Duncan Estates received a UPCS score of 67c\* as September 27, 2022.

**TABLE 40 - PUBLIC HOUSING CONDITION**

Public Housing Development	Average Inspection Score
Duncan Estates	92

Data Source: HUD REAC 2021 Public Housing Physical Inspection Scores

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Duncan Estates’ UPCS inspection score of 67c\* is passing but indicates that the project needs repairs. The designation of c\* indicates life threatening (LT)/exigent health and safety (EHS) deficiencies along with smoke detector problems. According to the Lee’s Summit 2024 Annual Action Plan, the Lee’s Summit Housing Authority completed three phases of their Duncan Estates Exterior Rehabilitation, which included new siding,

windows, doors, exterior paint, caulking, gutters and downspouts, benefitting 3 buildings (6 units) in the complex.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

According to the Lee's Summit 2024 Annual Action Plan, the Lee's Summit Housing Authority completed three phases of their Duncan Estates Exterior Rehabilitation, which included new siding, windows, doors, exterior paint, caulking, gutters and downspouts, benefitting 3 buildings (6 units) in the complex.

# MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(C)

## Introduction

This section summarizes homeless facilities and services based on 2023 Housing Inventory County data from the HUD Continuum of Care Lead Agency, Kansas City (MO&KS), Independence, Lee's Summit/Jackson, Wyandotte Counties.

## Facilities and Housing Targeted to Homeless Households

**TABLE 41 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
<b>Total Beds</b>	<b>1,084</b>	<b>0</b>	<b>969</b>	<b>1,724</b>	<b>N/A</b>
Households Adults and Children	110	N/A	174	305	N/A
Households with Only Adults	0	N/A	522	942	N/A
Chronically Homeless Households	N/A	N/A	N/A	1,094	N/A
Veterans	0	N/A	300	411	N/A
Unaccompanied Youth	20	N/A	77	0	N/A

**Source:** HUD Exchange, 2023 Housing Inventory Count MO-604 Kansas City (MO&KS), /Independence/Lee's Summit/Jackson, Wyandotte Counties CoC. Retrieved from: [https://files.hudexchange.info/reports/published/CoC\\_HIC\\_CoC\\_MO-604-2023\\_MO\\_2023.pdf](https://files.hudexchange.info/reports/published/CoC_HIC_CoC_MO-604-2023_MO_2023.pdf)

## **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

A variety of mainstream services are available to complement the other more targeted services offered to people who are homeless. However, their availability is often constrained due to funding. These mainstream services, while not specifically designed for or targeted to people who are homeless, are available and accessible to residents and can support access to healthcare and employment opportunities.

Lee's Summit Social Services (LSSS) assists low-income, elderly and/or disabled persons in Lee's Summit Social Services' service areas with emergency needs while enabling them to maintain their dignity and learning to set and meet realistic goals which will lead to greater independence. In 2023, LSSS raised over \$1.4 million in donation funds and served over 2,600 individuals in need with the help of over 4,000 volunteer hours. LSSS connects client assistance for individuals in need of food, utility bill assistance, rent/small home repairs, budget counseling, school supplies, toiletry items, prescriptions, referrals to other agencies as needed, and more<sup>10</sup>.

Lee's Summit CARES<sup>11</sup> is a community-based, grassroots non-profit organization that has evolved and expanded over more than 35 years. The youth and family programs include parenting workshops, character development, and the prevention of underage substance use and suicide. Together with educators, parents, and kids, the coalition also includes representatives from local companies, churches, police enforcement, and healthcare organizations. To create and carry out neighborhood solutions to this issue, the group convenes on a regular basis.

The Mid-Continent Public Library<sup>12</sup> provides resources and services for the purpose of information, education, business, and recreational needs. These services include notary services, mobile device and remote printing, passport services at select branches, Wi-Fi hotspots and chrome books that can be used at home, assistive technology for individuals with speech or hearing impairments, commercial kitchens for businesses, museum passes, and more.

Additionally, the University of Central Missouri provides workforce development services for adults interested in new careers or job advancement<sup>13</sup>. These services

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<sup>10</sup> *Lee's Summit Social Services / Local Emergency Assistance, Food Pantry, and Thrift Store.* (n.d.-b). <https://www.lssocialservices.com/>

<sup>11</sup> Nonprofit Connect. Lee's Summit CARES. <https://info.npconnect.org/list/member/lee-s-summit-cares-112741>

<sup>12</sup> Mid-Continent Public Library, Services. <https://www.mymcpl.org/services>

<sup>13</sup> University of Central Missouri, "MDHEWD and Full Employment Council Open New Satellite Office at UCM's Lee's Summit Campus to Better Serve Area Residents", retrieved from:



include assistance with creating resumes, job interviewing skills, and more, all of which are free of charge.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

A variety of agencies provide housing and services for Lee's Summit residents experiencing homelessness, summarized below:

- Hillcrest Transitional Housing<sup>14</sup> assists people in overcoming homelessness and achieving self-sufficiency. Over 1,020 children, individuals, and families are served annually by Hillcrest through its five residential locations in Jackson County, Missouri, and Johnson and Wyandotte Counties in Kansas. Additionally, Hillcrest offers quick rehousing services throughout Northwest Missouri and the Northland of Kansas City.
- Coldwater<sup>15</sup> is a faith-based nonprofit centered in Lee's Summit. Their mission is to build friendships that foster hope in our community while providing food and clothing for those in need. Coldwater operates a food pantry and a clothes closet, offers emergency food during the week, and provides weekend backpacks for hungry schoolchildren. During the summer months, they offer a non-competitive T-ball program (League of Smiles) and summer lunches and bar-b-que dinners to local neighborhoods.
- Mother's Refuge<sup>16</sup> provides a safe home for pregnant and parenting young moms and babies that do not have a stable or permanent place to live. Women 12-21 years of age are provided with 24-hour direct supervision and guidance. Pregnant and parenting young moms 18 years of age and older are provided with a safe and secure apartment, often for the first time in their lives. While living at Mother's Refuge, each resident is required to pursue continued education. Residents have opportunities for spiritual growth, counseling, and

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<https://www.ucmo.edu/news/university-news/2024-03-18-mdhewd-and-full-employment-council-open-new-satellite-office-at-ucm-lees-summit-campus.php>

<sup>14</sup> Hillcrest Transitional Housing. (2024, August 26). Hillcrest Transitional Housing - Kansas City's Regional Leader in Solving Homelessness. <https://hillcrestkc.org/>

<sup>15</sup> Coldwater of Lee's Summit. Programs. <https://www.coldwater.me/programs>

<sup>16</sup> Mother's Refuge, Services. <https://www.mothersrefuge.org/services>

self-improvement. Other services also include medical care, guidance for independence, and an after-care program.

- reStart<sup>17</sup> aims to end homelessness in Kansas City and for the past four decades has mobilized teams, partners, and larger community to address this urgent and growing need. The organization supports individuals and helps lift them from homelessness to safe and stable housing through emergency shelter, individualized case management and wrap-around services. reStart is the only provider that serves all unhoused populations in the Kansas City region.

## MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)

### Introduction

This section describes the housing and supportive service needs of Lee's Summit's special needs populations, including the elderly, frail elderly, domestic violence survivors, residents with HIV/AIDS, and residents with substance abuse disorders.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.**

#### *Elderly and Frail Elderly*

The elderly and frail elderly often need housing that allows them to age comfortably in place. This may require accessibility modifications that include ground floor entry, wheelchair ramps, and bathtub/shower modifications. The location of supportive housing for elderly populations should consider the site's access to vital resources and health services. Due to limited mobility, seniors may require access to transit or transportation services in order to reach everyday necessities and services. Other supportive service needs for the elderly include healthcare services, independent living support, assistive technologies, and educational assistance.<sup>18</sup> Senior housing should also integrate programming meant to facilitate social interactions and community, as isolation poses a large issue for this population. Stakeholders in our

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<sup>17</sup> reStart, Inc. <https://www.restartinc.org/about>

<sup>18</sup> Centers for Disease Control and Prevention. (n.d.) Disability and health information for people with disabilities. Retrieved from: <https://www.cdc.gov/ncbddd/disabilityandhealth/people.html>

community engagement process noted that more affordable housing is needed in locations that are accessible for seniors in the region.

#### *People with Substance Use Disorders*

People with substance use disorders may need services including screening, diagnosis, assessment, and treatment. People recovering from these disorders may need recovery supportive services, including clinical case management, housing and transportation assistance, mental health services, family engagement, behavioral therapy, job training or job search assistance, childcare, financial, and health services.<sup>19</sup>

#### *People Living with HIV/AIDS*

Like other special needs populations, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment. This population may need case management services; however, a Housing First model emphasizes that supportive services should not be required for people living with HIV/AIDS to access housing. In addition to low-barrier housing, people living with HIV/AIDS may need a variety of services, including access to core medical services, as well as supportive services, including childcare services, medical transportation, and non-medical case management, among others.

#### *Public Housing Residents*

Public housing residents often need supportive services such as case management and long term follow-up; employment services, including transitional jobs, job-search assistance, sector-based job training, work-related childcare support, and continuing technical and professional education; programs that teach financial literacy; and housing counseling.

Some public housing residents need more intensive case-management and may benefit from integrated supportive housing, in which small numbers of permanent family-supportive housing units are incorporated into mixed-income developments and case management and services are provided on-site. Vouchers with wraparound services provide an alternative model in which case managers support voucher-holders with the same services delivered in permanent supportive housing. Incentives models may also support families in moving toward self-sufficiency by providing rewards for achievements, such as paying rent on time, getting their children to school, applying for a job, and volunteering.

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<sup>19</sup> Rural Health Information Hub. (n.d.) Treatment and Recovery Support Services. Retrieved from: <https://www.ruralhealthinfo.org/toolkits/substance-abuse/1/support-services>

Finally, some public housing residents – particularly those with serious physical and mental health disabilities – may have greater supportive service needs, such as assisted living (meals, housekeeping, health care, case management, grocery store access) and on-site services, including parenting support, childcare, and after-school services for those with children.<sup>20</sup>

### *Survivors of Domestic Violence*

Often, the greatest need for survivors of domestic violence is quick access to safe and affordable housing. Transitional housing options may also provide supportive services such as counseling, childcare, transportation, life skills, education, and job training for up to 24 months, providing survivors time and services to obtain safety and stability.<sup>21</sup> Difficulties finding affordable housing are common among the general population, but survivors of domestic violence face additional challenges in finding affordable housing that is located near public transit, as well as finding affordable housing that can accommodate families with children.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

People with mental health and substance abuse disorders often require supportive housing following discharge from inpatient treatment to reduce the risk of homelessness. People returning from these institutions need access to affordable housing and health services and may also require supportive services such as case management and transportation assistance. Permanent supportive housing should be affordable, close to needed health services, and accessible to transportation options.

Lee's Summit does not maintain a supportive program specifically targeting people returning from such institutions, but several local non-profits exist which may provide relevant resources. The Greater Kansas City Coalition to End Homelessness (GKCCEH) maintains a centralized resource page on their website which directs people to various housing, food, and mental health supportive services<sup>22</sup>.

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<sup>20</sup> Theodos, B., Popkin, S. J., Parilla, J., & Getsinger, L. (2012). The challenge of targeting services: a typology of public-housing residents. *Social Service Review*, 86(3), 517-544.

<sup>21</sup> Rogers, L. (2019). Transitional housing programs and empowering survivors of domestic violence. Retrieved from: <https://www.justice.gov/ovw/blog/transitional-housing-programs-and-empowering-survivors-domestic-violence>

<sup>22</sup> Help for Homeless in Kansas City - Greater Kansas City Coalition to End Homelessness. (2024, January 9). Greater Kansas City Coalition to End Homelessness. <https://gkcceh.org/help-for-homeless-kansas-city/>

Additionally, residents in need of supportive housing may be able to access public housing, project-based supportive housing, or Housing Choice Vouchers through the Lee's Summit Housing Authority<sup>23</sup>.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Lee's Summit's PY2025 Annual Action Plan<sup>24</sup> describes activities the City will undertake over the next year to address housing and supportive service needs of residents who are not homeless but have other special needs. Lee's Summit continues to support on-going public service programs by maintaining the current level of CDBG funding. On the public service side, all existing programs were met within the funding cap. The City continues to address low-to-moderate income housing issues by supporting the Home Preservation Program run by Truman Heritage Habitat for Humanity. The projects that will be funded include:

- Coldwater BackSnack Program
- Hope House Court Advocacy Program
- Lee's Summit Social Services Operating Expenses
- Habitat for Humanity Home Preservation Program
- Habitat for Humanity Acquisition Rehab/Resale Homeownership Project

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

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<sup>23</sup> Lee's Summit Housing Authority, Voucher Program. <https://hacis.org/voucher-program/>

<sup>24</sup> City of Lee's Summit. 2024-25 Annual Action Plan. [https://cityofls.net/Portals/0/Files/Development/CDBG/2024-25-Draft-Action-Plan-web.pdf?ver=6At0ULZ\\_6Cs83coZ9OqzMw%3D%3D](https://cityofls.net/Portals/0/Files/Development/CDBG/2024-25-Draft-Action-Plan-web.pdf?ver=6At0ULZ_6Cs83coZ9OqzMw%3D%3D)

# MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

## **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Housing market data and stakeholder input both indicate a tight housing market in Lee's Summit, with increasing rents and limited opportunities for first-time homebuyers. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Lee's Summit.

Lee's Summit's 2025 Analysis of Impediments to Fair Housing Choice identified several factors that were contributing to barriers to fair housing, including:

- Lack of affordable housing for low- and moderate-income households
- Lack of housing and services to address homelessness
- Limited supply of accessible housing for people with disabilities
- Limited incomes and lack of access to resources restrict housing choice among protected classes
- Lack of resources and coordination for fair housing outreach, education, and enforcement activities limits residents' access to fair housing services

Participants in the Consolidated Plan process identified similar negative effects of policies and practices on residential investment, such as limited funding for the development of affordable housing. In addition to these public-sector barriers, the private market creates barriers as well. As discussed in earlier sections, some landlords may refuse to rent units to households receiving other forms of housing assistance, families with children, or tenants with therapy/service pets. These practices reduce the affordability of existing units in the private housing stock and create barriers to obtaining affordable housing.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Several aspects of the City's zoning code could potentially support additional housing development, including development of affordable units. For example, the City recently adopted new code regulations which allow more flexibility in density and affordable housing development by allowing for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density. The City now also has cluster development option standards included in the zoning code. Permitting or incentivizing conversion of single-family dwellings on large lots to two-family or three-

family dwellings is also a potential strategy to address the need for more density and infill development in established neighborhoods. Stakeholder input also emphasized the need for workforce housing in the city, particularly, for service employees who work in the city and cannot afford to live in Lee's Summit. Interviewees noted that building modest-sized homes developed through a community land trust model would support affordability.

# MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

## Introduction

This section outlines employment, labor force, and educational attainment data that informs the Consolidated Plan's priorities and goals.

## Economic Development Market Analysis

## Business Activity

**TABLE 42 - BUSINESS ACTIVITY**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	86	21	0	0	0
Arts, Entertainment, Accommodations	4,841	5,146	11	14	2
Construction	2,419	2,339	6	6	1
Education and Health Care Services	7,906	8,497	18	23	4
Finance, Insurance, and Real Estate	3,845	2,613	9	7	-2
Information	1,029	356	2	1	-1
Manufacturing	3,246	2,005	8	5	-2



Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	1,414	1,402	3	4	0
Professional, Scientific, Management Services	6,306	2,991	15	8	-7
Public Administration	0	0	0	0	0
Retail Trade	5,253	7,030	12	19	7
Transportation and Warehousing	1,462	409	3	1	-2
Wholesale Trade	2,164	1,993	5	5	0
<b>Total</b>	<b>39,971</b>	<b>34,802</b>	<b>--</b>	<b>--</b>	<b>--</b>

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

**TABLE 43 - LABOR FORCE**

Total Population in the Civilian Labor Force	53,733
Civilian Employed Population 16 years and over	51,575
Unemployment Rate	4.04
Unemployment Rate for Ages 16-24	11.84
Unemployment Rate for Ages 25-65	2.96

Data Source: 2016-2020 ACS

**TABLE 44 – OCCUPATIONS BY SECTOR**

Occupations by Sector	Number of People
Management, business and financial	17,550
Farming, fisheries and forestry occupations	1,369
Service	3,605
Sales and office	11,670
Construction, extraction, maintenance and repair	3,150
Production, transportation and material moving	3,035

Data Source: 2016-2020 ACS

## Travel Time

**TABLE 45 - TRAVEL TIME**

Travel Time	Number	Percentage
< 30 Minutes	26,067	58.8%
30-59 Minutes	16,828	38.0%
60 or More Minutes	1,445	3.3%
Total	26,067	58.8%

Data Source: 2018-2022 ACS

## Education:

### Educational Attainment by Employment Status (Population 25 to 64 Years)

**TABLE 46 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	833	45	315
High school graduate (includes equivalency)	6,607	367	1,856
Some college or associate's degree	12,963	627	2,362
Bachelor's degree or higher	23,577	374	2,754

Data Source: 2018-2022 ACS

### Educational Attainment by Age

**TABLE 47 - EDUCATIONAL ATTAINMENT BY AGE**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	52	36	218	110	283
9th to 12th grade, no diploma	436	128	415	286	307
High school graduate, GED, or alternative	2,666	2,459	2,109	4,706	3,999
Some college, no degree	2,428	2,163	3,321	5,435	3,543
Associate's degree	588	1,079	1,545	2,422	1,010
Bachelor's degree	869	4,194	4,278	8,387	3,398
Graduate or professional degree	56	1,957	3,288	4,994	2,905

Data Source: 2018-2022 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

**TABLE 48 – MEDIAN EARNINGS IN THE PAST 12 MONTHS**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$45,878
High school graduate (includes equivalency)	\$45,816
Some college or associate's degree	\$52,012
Bachelor's degree	\$75,687
Graduate or professional degree	\$86,892

**Data Source: 2018-2022 ACS**

### **Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The employment sectors with the largest number of jobs in Lee's Summit are education and healthcare services (8,497 jobs or 23% of total jobs), retail trade (7,030 jobs or 19%), and arts, entertainment, and accommodations (5,146 jobs or 14%).

The jobs in which most residents are employed generally reflect these major employment sectors with some exceptions. The largest number of Lee's Summit residents are employed in education and health services (7,906 workers or 18% of total workers), professional, scientific, management services (6,306 workers or 15%), and retail trade (5,253 workers or 12%). The difference between share of workers and share of jobs in the professional, scientific, and management services indicate that a considerable number of Lee's Summit residents work within this sector, but their place of employment is outside the city.

### **Describe the workforce and infrastructure needs of the business community:**

The Resilient Economy chapter of the City of Lee's Summit 2021 Ignite! Comprehensive Plan included the following economic development goals for the city:

- Diversify Lee's Summit's economy
- Increase business retention and grow business activity
- Maintain a diverse and valuable tax base
- Maintain a positive return on investment as the community grows so the community continues to enjoy the finest quality services and infrastructure

The Lee's Summit Economic Development Council (EDC) also participated in the Metropolitan Kansas City Comprehensive Economic Development Strategy (CEDS), which identified the following goals: (1) Increased capacity for innovation and entrepreneurship, (2) strengthen the regional economy by growing traded sectors, attracting new businesses and helping existing businesses thrive, (3) create an effective workforce to meet the needs of business and create economic opportunity for residents, and (4) invest in infrastructure to support economic growth, create vibrant places and increase access to opportunity. Each goal came with a set of one or more objectives to achieve these aims.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The Metropolitan Kansas City CEDS included information regarding the expansion of the Kansas City streetcar and rapid transit bus system, which would increase access to various job opportunities in the greater Kansas City MSA.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The Resilient Economy element of the Comprehensive Plan identified gaps in the region, showing that Lee's Summit out-commuters (those residing in the city but working outside of the city) earn substantially more than both in-commuters (those working in the city but residing outside the city) and Lee's Summit residents who both reside and work in the city. This finding suggests that there is a need for higher paying jobs within the city of Lee's Summit and more affordable housing to allow low- and middle-income employees to become residents and diversify the local workforce.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Lee's Summit is home to the Missouri Innovation Campus (MIC), which is a joint initiative between the University of Central Missouri and the R-7 Lee's Summit School District that provides educational opportunities to students and adults within the greater Kansas City MSA. One of its programs is the Center for Workforce and Professional Education, which includes professional education courses and certification programs in healthcare, IT, business performance, legal studies, and advanced manufacturing sectors.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Yes, as stated above, the Lee's Summit Economic Development Council (EDC) participates in the Metropolitan Kansas City Comprehensive Economic Development Strategy (CEDS). Objectives identified in this CEDS that may be coordinated with the Consolidated Plan include:

- Develop effective training programs for high growth occupation areas: information technology, healthcare, manufacturing careers, distribution and engineering
- Improve public transportation for residents to access jobs in employment hubs
- Support the development of a variety of housing options, both owner and renter, to meet the needs of a diverse population

## **MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The map on the following page shows the share of households within each census tract that have least one of these housing problems.

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition and 2016-2020 CHAS estimates, there are three (3) census tracts with a concentration of housing problems scattered throughout Lee's Summit – tracts 17.06, 136.14, and 136.13. The map below displays the location of such tracts, showing that many of them are located within the central portion of the city.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

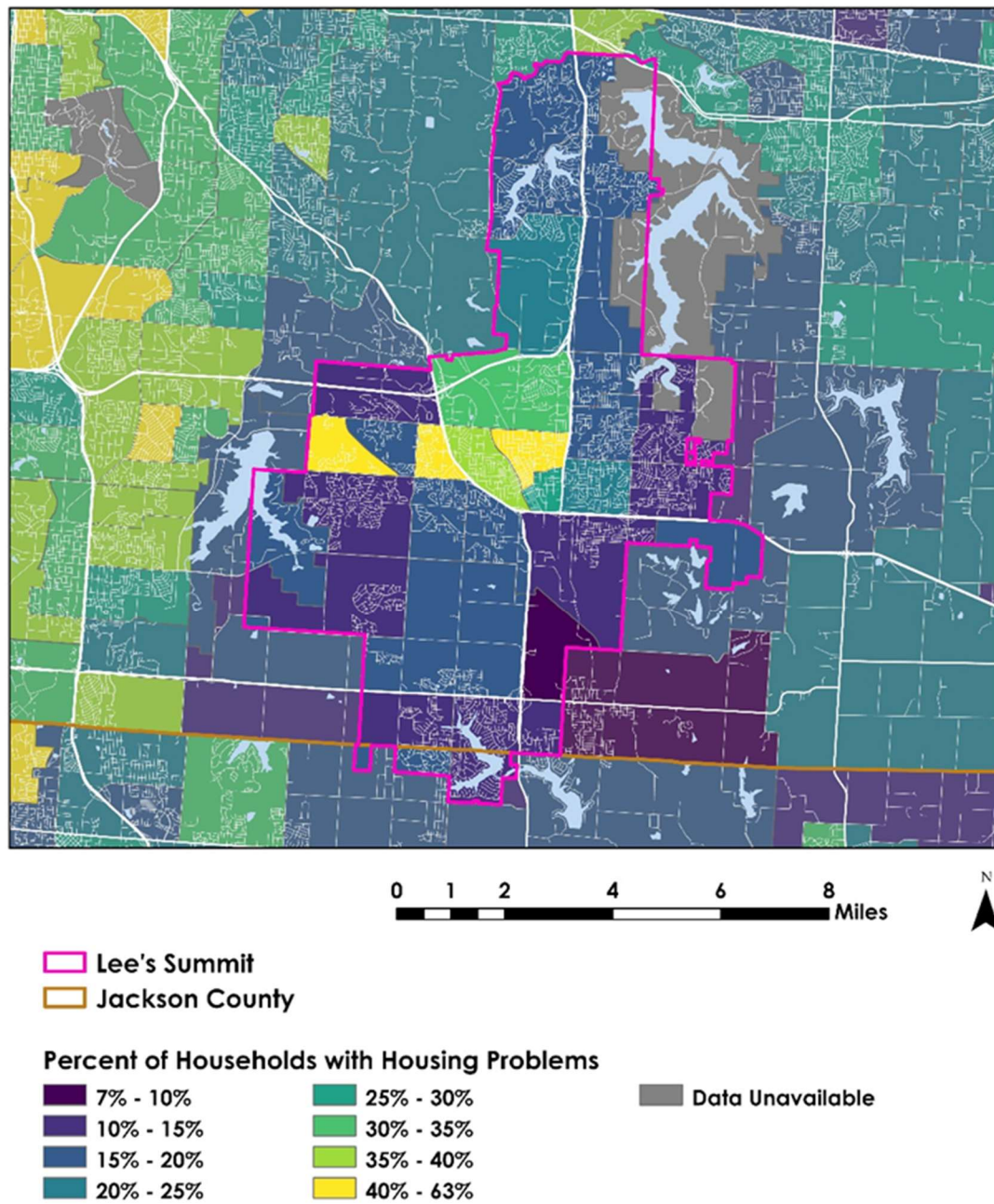
The following map displays the location of Lee's Summit residents by race and ethnicity, showing that the city is predominantly comprised of white residents.

However, there are areas within the city with notable populations of Black or African American, Hispanic, and Asian residents.

As discussed at length in NA-30 and as seen on the map, visible segregation patterns are not present in the city of Lee's Summit itself as numbers of non-white residents are relatively low. However, there is some segregation between the city and the surrounding Greater Kansas City MSA, with high numbers of non-white residents, especially Black residents, living just outside of Lee's Summit city limits.

The city's Analysis of Impediments to Fair Housing Choice also uses a methodology developed by HUD that combines demographic and economic indicators to identify racially or ethnically concentrated areas of poverty (RECAPs). These areas are defined as census tracts that have an individual poverty rate of 40% or more (or an individual poverty rate that is at least three times that of the tract average for the metropolitan area, whichever is lower) and a non-white population of 50% or more. As of the 2018-2022 American Community Survey five-year estimates, there were no census tracts in Lee's Summit that met this definition.

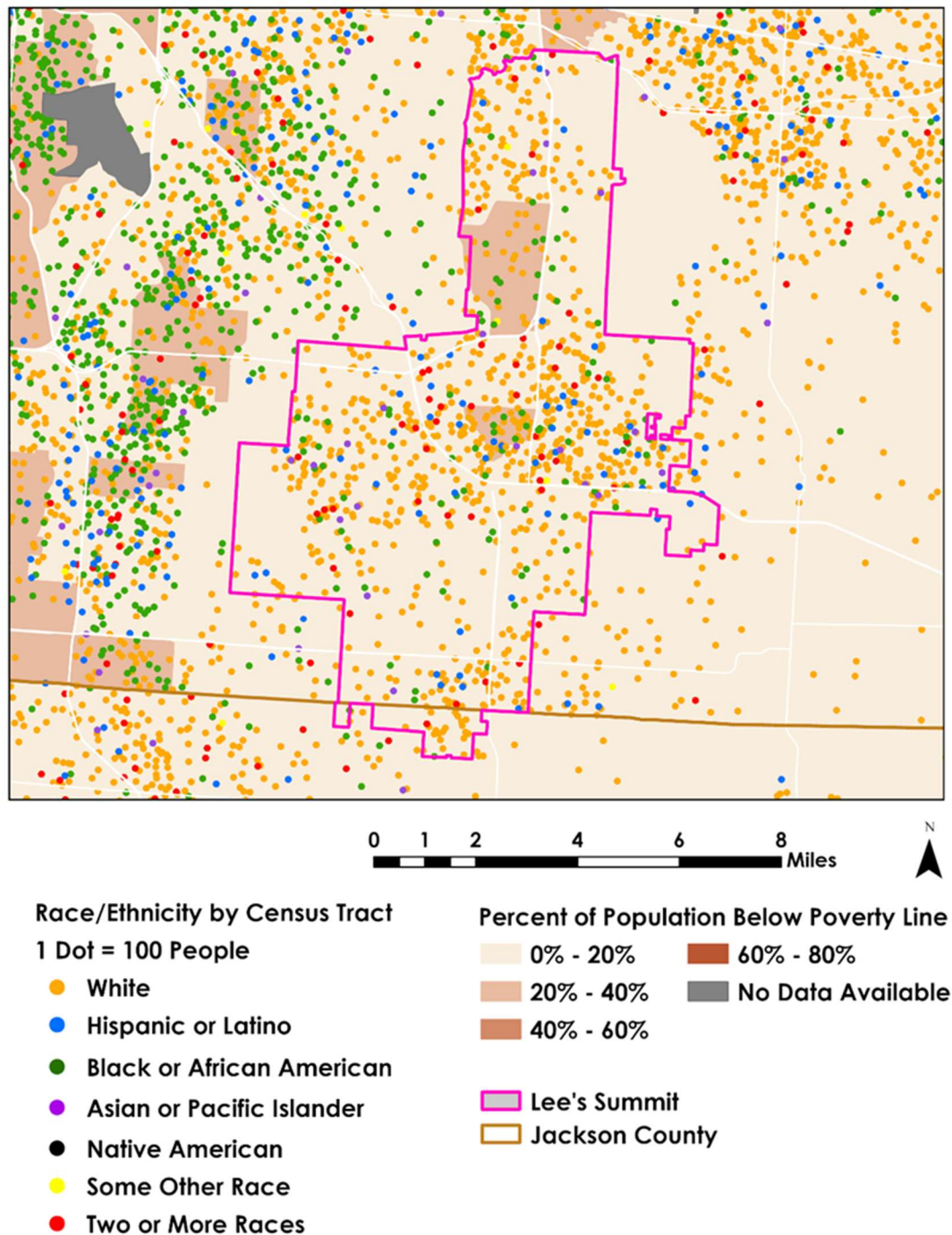
**FIGURE 5. CONCENTRATION OF HOUSING PROBLEMS IN LEE'S SUMMIT**



Source: CHAS, 2016-2020, Table 1



**FIGURE 6. RACE/ETHNICITY AND PERCENT OF POPULATION BELOW POVERTY IN LEE'S SUMMIT**



Source: 2018-2022 American Community Survey 5-Year Estimate

### **What are the characteristics of the market in these areas/neighborhoods?**

Though there are no neighborhoods that meet the definition of a R/ECAP, the neighborhoods identified above – those with higher concentrations of housing problems and low-income/ethnic minorities – tend to be located within the central and eastern portions of Lee's Summit along SW 3<sup>rd</sup> St and several highways. As the economy in Lee's Summit is strong, the downtown area reflects this. However, stakeholder engagement efforts revealed that the downtown area in particular is unaffordable for most residents, though it is considered an area of opportunity with close proximity to schools and parks.

### **Are there any community assets in these areas/neighborhoods?**

Central Lee's Summit is close in proximity to a variety of cultural amenities including parks, grocery stores, churches, and schools. Other assets include the opportunity for infill development, enhanced pedestrian experiences, and other infrastructure improvements, such as enhanced streets, sidewalks, and sewer and stormwater improvements as outlined in the 2021 Ignite Comprehensive Plan.

### **Are there other strategic opportunities in any of these areas?**

The central Lee's Summit area could benefit from strategic investment in expanding public transportation infrastructure and access to the greater Kansas City MSA. Enhancing the connectivity between the city and greater region would allow for increased economic activity and enhanced workforce opportunities.

## **MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

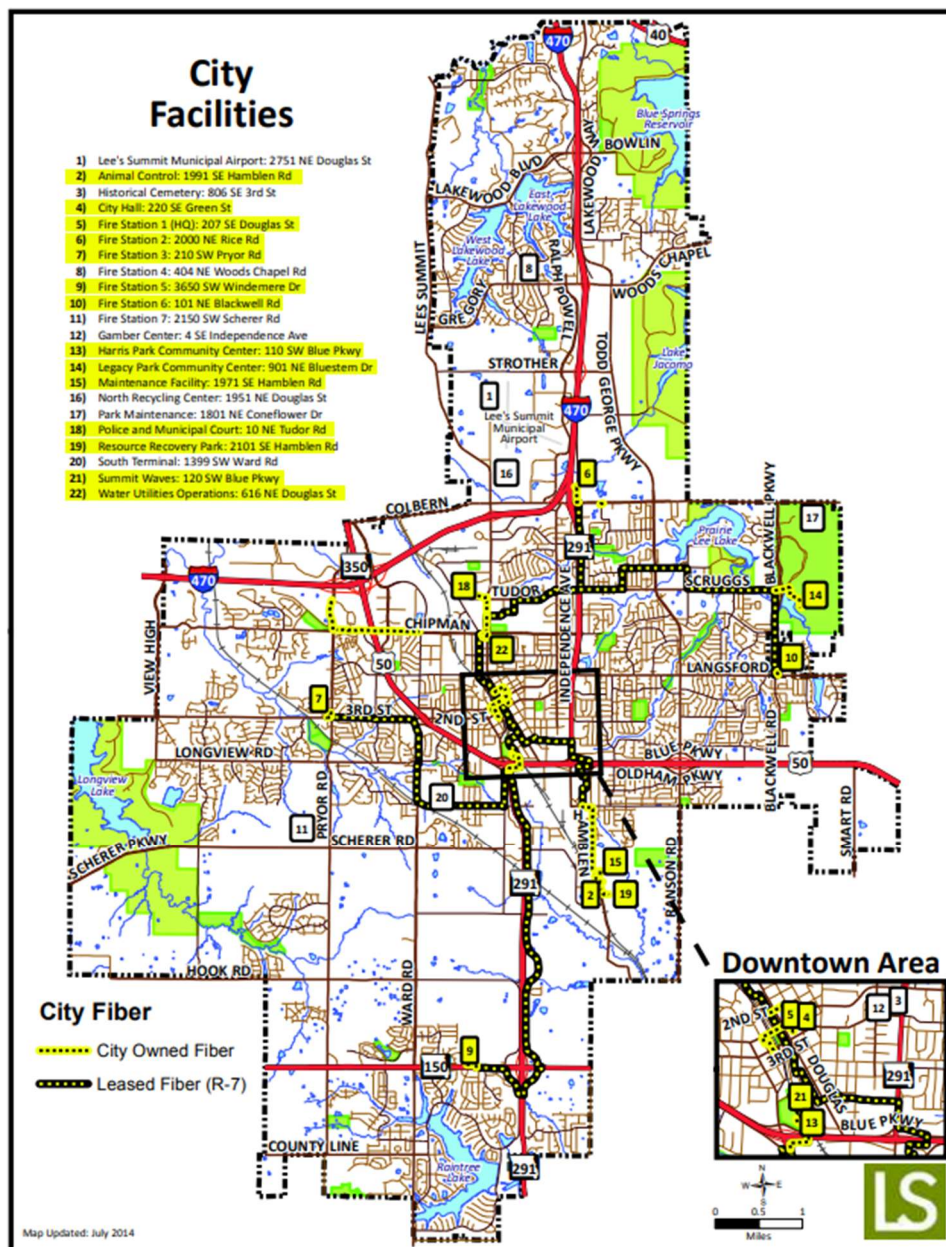
Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. Disparities in broadband access – particularly for low-to-moderate income households - can create a “digital divide” that limits personal and professional opportunities. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise notated as 25/3). With broadband access, internet users can partake in file

downloading, video streaming, email and other critical features that are necessary for modern communications.

The City of Lee's Summit assessed its broadband needs and capacity in its Ignite! Comprehensive Plan. As part of the identified facilities and infrastructure improvements, the plan emphasized the need to assure that internet service is comprehensive and affordable throughout the city for business, household, and work-at-home purposes. The Ignite! Plan also addresses the implementation of new city practices such as "The Internet of Things/Big Data/Smart City," strategies that support the efficient operation of a SMART City. The City recognizes that significant investments in the generation and maintenance of digital infrastructure will be crucial for creating an efficient SMART City. Currently, the City leases fiber from the R-VII School District and is working to build a City-owned fiber network to improve connectivity, reduce costs, and expand its bandwidth. The plan also states that network infrastructure upgrades were part of a recent bond issue that was approved by voters in 2020.

The City and the R-VII School District signed a joint agreement in July 2002 to share fiber optic cable infrastructure. As long as sufficient fiber network capacity was available and it was in the best interests of the City or School District to coordinate on these resources, the Agreement permitted the construction of further shared fiber segments in the future. New sections of fiber have been added as well as an updated agreement in 2014. The facilities served by this infrastructure include City Hall, Police and Municipal Court, Harris Park Community Center, Legacy Park Community Center, Fire Headquarters, Fire stations 2, 3, 5 & 6, Public Works Maintenance Facility, Water Utilities Operations, Animal Control, and Resource Recovery Park (see Figure 7).

**FIGURE 7: CITY FIBER SERVICE MAP**

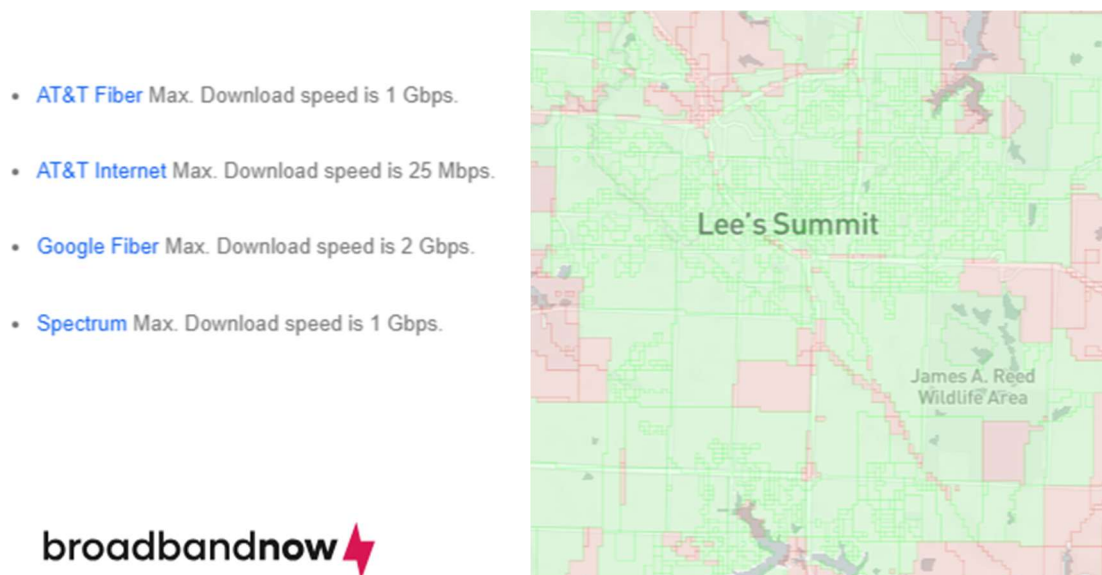


Lee's Summit, City Council Information Form, An Ordinance Authorizing The Execution Of A Fiber Optic Lease Agreement Between The Reorganized School District No. 7 Of Jackson County, Missouri And The City Of Lee's Summit, Missouri. Retrieved from: [https://lsmo.granicus.com/MetaViewer.php?view\\_id=41&clip\\_id=1723&meta\\_id=33371](https://lsmo.granicus.com/MetaViewer.php?view_id=41&clip_id=1723&meta_id=33371)

According to data from the national broadband map, most census blocks in Lee's Summit have maximum download speeds of up to 25 Mbps and 2 Gbps, which meets the FCC's defined speeds for internet access.



**FIGURE 8: BROADBAND SPEEDS IN LEE'S SUMMIT**



Source: Broadband Now, National Broadband Map. Retrieved from:  
<https://broadbandnow.com/research/national-broadband-map>

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Several internet technologies are available in Lee's Summit at broadband speeds, including cable, DSL, fiber, and fixed wireless<sup>25</sup>. The providers in Lee's Summit include AT&T Fiber, AT&T Internet, Google Fiber, Spectrum, and Xfinity. Given the availability of a variety of providers, the need for increased competition is not a strong concern in Lee's Summit. However, affordability is a concern for many low-moderate income households and unhoused people in need of internet access. For example, AT&T Fiber starts at \$55 per month, while Google Fiber starts at \$70 per month. These monthly costs may be out of reach for many households and limit their ability to access the internet through these providers. Technological advances including fiber internet access will likely allow households access to increased speeds at competitive prices. As discussed earlier in this section, expanding the availability of broadband access, and deploying faster speeds are strategies outlined in the City's Ignite! Comprehensive Plan.

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<sup>25</sup> Broadband Now, National Broadband Map. <https://broadbandnow.com/research/national-broadband-map>

## MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The Federal Emergency Management Agency (FEMA) authorized the Regional Multi-Hazard Mitigation Plan created by Cass, Clay, Jackson, Platte, Ray, and collaborating governments in August 2015. The Disaster Mitigation Act of 2000 (DMA 2000) provisions were followed in the preparation of the plan. Cass, Clay, Jackson, Platte, Ray, and participating jurisdictions are required to update the plan every five years in compliance with DMA 2000 regulations. The Regional Multi-Hazard Mitigation Plan<sup>26</sup> was updated, ensuring the continuity of federal mitigation project grant funding through May of 2020.

The 2020 Plan Update Planning Team focused on five natural hazards in the region, a decrease from the previous 18 hazards that were identified in the 2015 Plan. These five consolidated categories are:

- Tornadoes
- Severe thunderstorms
- Severe winter weather
- Heat
- Flooding

The Plan outlined “cascading hazards,” or hazards that result from a natural disaster, and their adverse effects that can potentially impact emergency response operations in affected communities. The region's identified disasters and categories of possible cascading hazards are shown in Figure 9.

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<sup>26</sup> Mid-America Regional Council. Regional Multi-Hazard Mitigation Plan, 2020.  
<https://www.marc.org/sites/default/files/2022-03/Regional-Hazard-Mitigation-Plan.pdf>

## FIGURE 9: CASCADING HAZARDS RESULTING FROM DISASTERS IN THE KANSAS CITY REGION

**Table 4.1: Cascading Hazards Resulting from Disasters**

Natural Disaster	Power and Communications Interruption	Water Supply Interruption	Business Interruption	Computer Failure and/or Loss of Records	Transportation Interruption	Health and/or Environmental Hazards
Tornadoes	X	X	X	X	X	X
Severe Thunderstorms	X		X	X		
Severe Winter Weather	X	X	X	X	X	X
Drought		X	X			X
Heat Waves		X	X			X
Floods	X	X	X	X	X	X
Levee Failures	X	X	X	X	X	X
Dam Failures	X	X	X	X	X	X

X = 50 percent or greater chance of cascading effect resulting from disaster

Source: MARC Regional Hazard Mitigation Plan. Retrieved from:

<https://www.marc.org/sites/default/files/2022-03/Regional-Hazard-Mitigation-Plan.pdf>

### *Tornadoes*

Each county was given a magnitude rating, which estimates the percent of a county that could be affected during a hazard event. Because tornadoes are unpredictable and can affect any part of the county, the highest severity rating was given to account for their random nature (>50%), even though it is unlikely that a single tornado event would cause damage to more than 50% of the county. In Jackson County, between 1950-2018, there have been 40 tornado events that have caused 37 deaths, 193 injuries, and over \$11,575,000 in property damage.

### *Severe Thunderstorms*

The Kansas City metropolitan region is susceptible to severe thunderstorms. According to NOAA, the greatest severe weather threat in the U.S. extends from Texas to southern Minnesota. Smaller areas of counties are often impacted by severe thunderstorms. As a result, a magnitude rating of 10%–25% was assigned to every county. In Jackson County, between 1950-2018, there have been a total of 339 severe thunderstorm events that have caused \$15,333,000 in property damage.

### *Severe Winter Weather*

Most of the Kansas City metro area is susceptible to some form of severe winter weather every year. Typically, between November and April, the region could be impacted by snow, ice, freezing rain, sleet, and or extreme cold at any time. As a result, the entire region is at risk, with a 92 percent chance of a winter storm each year including an ice storm, blizzard, extreme cold, heavy snow, freezing fog, or frost/freeze. Vulnerable populations are most at risk, including the elderly as well as

those with transportation and shelter needs. Between 1950-2018, hypothermia mortality has impacted 76 people aged 45-54 and 73 people aged 85 and older.

### *Flooding*

Due to flooding happening along rivers and in the floodplain, all counties were given a 35% -50% magnitude rating. In Jackson County, there are 63 critical facilities in the 100-Year Floodplain and 146 critical facilities in the 500-Year Floodplain. These facilities include hazardous materials facilities, fire/EMS facilities, dams, colleges, childcare centers, and municipal buildings.

### *Heat (Drought and Heat Waves)*

As in the 2015 Plan, the entire planning area remains susceptible to drought. As determined by the National Drought Mitigation Center, between 2009 and 2019, there have been 54 agricultural droughts in Jackson County. The United States Drought Monitor also identified Jackson County as susceptible to Level D4-Exceptional Droughts, which have the following possible impacts: exceptional and widespread crop/pasture losses, and shortages of water in reservoirs, streams, and wells that create water emergencies.

## **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

In its September 2021 report “Climate Change and Social Vulnerability in the United States<sup>27</sup>,” the US EPA identifies low-income earners, minorities, elderly adults, and persons with less than a high school diploma as “socially vulnerable.” Socially vulnerable persons are described as having a reduced capacity to “cope with and recover from climate change impacts,” and socially vulnerable groups are described as more likely to live in poorer neighborhoods with lower elevations and poorly maintained infrastructure. The 2018-2022 ACS estimated that 5,344 people (5.3%) in Lee’s Summit are living below the poverty line.

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<sup>27</sup> U.S. EPA. *Climate Change and Social Vulnerability in the United States*.

[https://www.epa.gov/system/files/documents/2021-09/climate-vulnerability\\_september-2021\\_508.pdf](https://www.epa.gov/system/files/documents/2021-09/climate-vulnerability_september-2021_508.pdf)



# Strategic Plan

## SP-05 OVERVIEW

### Strategic Plan Overview

This strategic plan will guide the allocation of Lee's Summit's CDBG funding during the 2025-2029 planning period. Goals for the 2025-2029 period focus on high priority needs identified through data analysis, community input, consultation with City of Lee's Summit staff and partner agencies, and a review of relevant recently completed plans and studies. The priority and goal sections of this strategic plan describe anticipated activities within each of several broader areas to which Lee's Summit will allocate funding. The City will rely on partnerships with local agencies and internal departments to achieve its Consolidated Plan goals and address priority needs.

## SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

### Geographic Area

CDBG funds are available for use throughout Lee's Summit, both in areas where the majority of residents have low- or moderate-incomes, or to serve low- or moderate-income residents living in any area of the city.

**TABLE 49 - GEOGRAPHIC PRIORITY AREAS**

Target Area:	Percentage of Funds
Citywide	100%

### General Allocation Priorities

The City has not designated any target areas for the use of CDBG or HOME funds but will locate any projects that qualify based on Area Benefit criteria (i.e., benefit all residents of an area where at least 51 percent of the residents are low- or moderate-income) in eligible LMI tracts or block groups.

**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

Input received during development of the 2025-2029 Five-Year Consolidated Plan emphasized the need to reduce affordable housing burdens and maintain the housing stock for low- and moderate-income families. Because families with needs, including needs related to homeowner housing repair/rehab, rental assistance, and first-time homeownership, may reside anywhere within Lee's Summit, the City makes these programs available citywide. Public service activities designed to assist low- and moderate-income families, people who are homeless, and non-homeless special needs groups are generally located in areas most accessible to the clientele being served, which often overlap with low- and moderate-income (LMI) census tracts.

# SP-25 PRIORITY NEEDS - 91.215(A)(2)

## Priority Needs

Resident and stakeholder input and analysis of housing and community development data for the Consolidated Plan pointed to six priority needs in Lee's Summit. The table that follows details each of the needs, along with a basis for its priority designation and the populations to be served.

**TABLE 50 – PRIORITY NEEDS SUMMARY**

1	Priority Need	Housing Affordability and Condition
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly/frail elderly Public housing residents People with disabilities
	Geographic area(s) affected	Citywide
	Associated goals	Improve housing access and quality
	Description	Activities to possibly be funded under this priority include but are not limited to: <ul style="list-style-type: none"> <li>• Affordable rental housing, including housing with services, for under 50-60% AML.</li> <li>• Affordable homeownership opportunities.</li> <li>• Home repair assistance, especially for senior homeowners.</li> <li>• Energy efficiency improvements.</li> <li>• Owner-occupied housing rehabilitation.</li> <li>• Rental rehabilitation or programs to prevent displacement due to redevelopment.</li> <li>• Senior housing, including assistance for seniors at-risk of homelessness.</li> <li>• Housing options with supportive services/case management for people with mental health needs.</li> <li>• Affordable housing in areas with access to transportation, jobs, and other community resources.</li> <li>• Assistance with accessing housing (application</li> </ul>

		<p>fees, background checks, issues with past evictions, Housing Choice Voucher acceptance).</p> <ul style="list-style-type: none"> <li>• Lead and asbestos abatement, demolition, debris removal</li> <li>• Acquisition and clearing of land for affordable housing development.</li> </ul>
	Basis for priority	CHAS data analyzed for this Plan indicates high levels of housing cost burden. Community members noted the need for a greater supply of affordable rental and for-sale housing and rehab and repair of housing. The top-rated housing needs from the community survey include elderly or senior housing, family housing, and housing for people with disabilities.
2	<b>Priority Need</b>	<b>Homeless Needs</b>
	Priority level	High
	Population(s) served	<p>Chronic homelessness  Homeless individuals  Homeless families with children  Homeless persons with mental illness  Homeless persons with chronic substance abuse  Homeless veterans  Homeless persons with HIV/AIDS  Homeless victims of domestic violence  Homeless unaccompanied youth</p>
	Geographic area(s) affected	Citywide
	Associated goals	Provide housing and services for people experiencing or at-risk of homelessness
	Description	<p>Activities to possibly be funded under this priority include:</p> <ul style="list-style-type: none"> <li>• Homelessness prevention and diversion, including for seniors and through school districts.</li> <li>• Case management and wrap-around services focused on homelessness prevention and diversion.</li> <li>• Transitional housing, including for victims of domestic violence.</li> <li>• Housing assistance for youth aging out of foster care.</li> <li>• Programs that are flexible to support a variety of needs (short-term vs longer-term assistance, varying levels of case management, etc.).</li> <li>• Mental health and substance abuse services.</li> </ul>
	Basis for priority	Residents and stakeholders indicated a high level of need for homelessness prevention and diversion, case

		management and supportive services, and transitional and permanent supportive housing. Community survey respondents identified meals and nutrition, homelessness prevention, and supportive services/ case management as the top homeless needs. The <i>Kansas City Community Needs Assessment: A Foundation for Ending Homelessness</i> echoes these needs, with a particular focus on affordable housing, shelter space, and wrap-around services.
3	<b>Priority Need</b>	<b>Infrastructure and Public Facility Improvements</b>
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goals	Improve public facilities and infrastructure
	Description	Activities to possibly be funded under this priority include: <ul style="list-style-type: none"> <li>• Infrastructure to support affordable and/or small-lot housing</li> <li>• Sidewalks</li> <li>• Street improvements</li> <li>• Streetlighting</li> <li>• High speed internet access</li> <li>• Parks</li> </ul>
	Basis for priority	Survey respondents identified childcare centers, public safety facilities, and community centers as the greatest public facility needs and street/road improvements and sidewalk expansion as the greatest public infrastructure needs. Plans such as the Ignite! Comprehensive Plan detail specific public facility and infrastructure needs.
4	<b>Priority Need</b>	<b>Public Services</b>
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly

		People with disabilities Homeless individuals and families Victims of domestic violence
	Geographic area(s) affected	Citywide
	Associated goals	Provide public services
	Description	Activities to possibly be funded under this priority include: <ul style="list-style-type: none"> <li>• Domestic violence services</li> <li>• Abused and neglected children services</li> <li>• Senior programs, including transportation assistance and support programs</li> <li>• Food access assistance</li> <li>• Mental health services</li> <li>• Youth activities/afterschool activities</li> <li>• Childcare centers</li> <li>• Children/family services</li> <li>• Literacy programs for adults</li> <li>• Financial literacy and first-time homebuyer classes</li> <li>• Fair housing education and enforcement</li> <li>• Public transportation/transportation assistance</li> <li>• Small business support</li> </ul>
	Basis for priority	Respondents to the community survey prioritized health and mental health services, substance abuse/crime prevention, and childcare as areas of highest need.
5	<b>Priority Need</b>	<b>Program Administration</b>
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goals	Planning and administration
	Description	Support general administration, planning, and staff costs for the City's CDBG program.
	Basis for priority	Program administration costs associated with the coordination and delivery of services to Lee's Summit residents.

# SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

## Influence of Market Conditions

**TABLE 51 – INFLUENCE OF MARKET CONDITIONS**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Currently, TBRA is provided through HUD's Section 8 Housing Choice Voucher program administered through local housing authorities. According to HUD's 2023 A Picture of Subsidized Housing data, the Lee's Summit Housing Authority currently provides 655 tenant-based housing choice vouchers (for more information, see Section NA-35).
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households, including non-homeless special needs populations; waiting lists for assisted housing units for seniors and people with disabilities.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation.
Acquisition, including preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement.

## SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C)(1,2)

### Introduction

The City of Lee's Summit receives federal funding through the Community Development Block Grant (CDBG) program. The City will receive \$385,005 in HUD grant funds for the 2025 program year (PY 2025), which runs from July 1, 2025, through June 30, 2026. The table below outlines funding levels and estimates additional grant funds to be received in the remaining four program years covered by the City's 2025-2029 Five-Year Consolidated Plan.



## Anticipated Resources

**TABLE 52 - ANTICIPATED RESOURCES**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$385,005	\$0	\$173,000	\$558,005	\$1,540,020	Funding to assist low- and moderate-income neighborhoods and households with housing, services, employment opportunities, and public improvements.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While CDBG funds do not require a match, the City anticipates leveraging local, federal, and private funds as they address the priorities and goals outlined in the Consolidated Plan. Subrecipients combine CDBG allocations with a variety of other funding sources, including in-kind donations, local grants, local churches, local charities, private foundations, private fundraisers, State funding resources, etc. The City does not require funding match for any of the CDBG funded programs and projects.

The City partners with Truman Heritage Habitat for Humanity on its Home Preservation program. The Habitat for Humanity affiliate received a \$750,000 grant through the Competitive Affordable Housing Program in 2024.<sup>28</sup>

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City may use publicly owned land to address the needs identified in the plan. Public improvement activities, such as sidewalk repair/construction, water/stormwater infrastructure, or ADA accessibility improvements, may take place on right-of-ways or other publicly-owned property.

## **Discussion**

During PY 2025, the City will receive an estimated \$385,005 in CDBG funds to be used to support housing rehabilitation and a range of public service activities. In determining PY 2025 activities, the City gave priority to projects that provide needed services and address housing needs within Lee's Summit.

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<sup>28</sup> **KMBC News. (2024). Truman Heritage Habitat for Humanity awarded \$750,000 for home repairs in Jackson County. Retrieved from: <https://www.kmbc.com/article/truman-heritage-habitat-for-humanity-awarded-750-000-grant/60745407>**

## SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**TABLE 53 - INSTITUTIONAL DELIVERY STRUCTURE**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lee's Summit Housing Authority	PHA	Public Housing	Jurisdiction
Lee's Summit Social Services	Subrecipient	Public Services	Jurisdiction
Coldwater of Lee's Summit	Subrecipient	Public Services	Jurisdiction
Hope House	Subrecipient	Public Services	Region
Rediscover Mental Health	Subrecipient	Public Services	Jurisdiction
Hillcrest Ministries of MidAmerica, Inc.	Subrecipient	Homelessness, Public Services	Jurisdiction
City of Lee's Summit Public Works Department	Departments and Agencies	Public Facilities	Jurisdiction

### Assess of Strengths and Gaps in the Institutional Delivery System

Because of Lee's Summit's relatively small population, the city relies heavily on its network of local non-profits and regional organizations for the delivery of most community resources and services. Throughout the years, the city, county, and several area organizations have developed strong public-private partnerships to ensure the delivery of services and resources to residents. However, some organizational leaders and community members expressed that they were unaware of certain services provided by area nonprofits due to the disjointed nature of service provision in the region. Additionally, due to limited funding, there are many other local organizations providing services that the city is unable to partner with. Based on the current service provision landscape, there are several areas that the city and key partners could improve in, including:

- A need for more funding to support the development of new shelter, permanent supportive housing, affordable housing, and supportive services;
- Lack of flexible funding available to develop new, innovative interventions that reflect the reality of homelessness and housing;
- A need for increased coordination and communication at the community, provider, and systems levels.
- A need for greater understanding and implementation of Fair Housing services and resources.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

**TABLE 54 - HOMELESS PREVENTION SERVICES SUMMARY**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

As described in MA-30, Lee's Summit has limited resources available to meet the needs of homeless persons, and available resources generally come from local non-profits. The Continuum of Care in the area, the Greater Kansas City Coalition to End Homelessness, and other local and state programs primarily handle homeless needs. Organizations such as Coldwater of Lee's Summit and Lee's Summit Social Services provide services that include basic needs such as food, clothing, rental assistance, medicine, school supplies, and more. Other organizations such as Hillcrest Transitional Housing provide family and adult transitional housing and services geared towards gaining housing and financial stability. However, these organizations are not able to meet all community needs.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

A variety of local agencies, including local government entities, non-profits, and faith-based organizations, provide services to special needs populations and persons experiencing homelessness in Lee's Summit. Residents who participated in the community feedback process noted that there is a particular need for community education and acknowledgement from the City that homelessness is has become a problem in the city and not enough support is provided for individuals at risk or currently experiencing homelessness. Strategic planning of affordable housing, and housing for seniors or people with disabilities, is needed throughout the community. The 2021 Ignite! Comprehensive Plan's strategies for promoting inclusive and community-minded neighborhoods throughout the city addressed the need to continue to support agencies that assist people experiencing homelessness.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Over the next five years, the City of Lee's Summit will work with City departments and local partners, such as the Lee's Summit Housing Authority, homeless housing and service providers, nonprofit agencies, and other local and regional partners to leverage CDBG funding to address the identified gaps in service delivery. Each year, the City will consider projects that strengthen opportunities for collaboration among the City and its partners. The City will continue to use CDBG funding to prevent homelessness and to support individuals and families in transitioning to permanent housing. Further, the City may use CDBG funding to support projects that provide basic needs to support people experiencing homelessness in transitioning to permanent housing, education, food, childcare, transportation, and other services.

# SP-45 GOALS SUMMARY – 91.215(A)(4)

## Goals Summary Information

**TABLE 55 – GOALS SUMMARY**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve housing access and quality	2025	2029	Affordable housing	Citywide	Housing affordability and condition	CDBG: \$1,424,266.25	85 homeowner housing units rehabilitated
2	Provide Housing and Services for People Experiencing or At-Risk of Homelessness	2025	2029	Homeless	Citywide	Homeless needs	CDBG: \$75,000	Public service activities other than low/ moderate housing benefit: 320 persons assisted
3	Improve Public Facilities and Infrastructure	2025	2029	Non-housing community development	Citywide	Infrastructure and public facilities improvements	CDBG: \$0	N/A
4	Provide Public Services	2025	2029	Non-homeless special needs	Citywide	Public services	CDBG: \$213,753.75	Public service activities other than low/moderate housing benefit: 13,150 persons assisted
5	Planning and Administration	2025	2029	Non-Homeless Special Needs Non-Housing Community Development Affordable Housing Homeless	Citywide	Program administration	CDBG: \$385,005	Other

## Goal Descriptions

Goal Name	Goal Description
Improve housing access and quality	Rehabilitation of rental and homeowner housing that benefit extremely low-, low-, and moderate-income households. direct financial assistance to homebuyers to make homeownership affordable; tenant-based rental assistance, and housing counseling.
Provide Housing and Services for People Experiencing or At-Risk of Homelessness	Provide housing and services for residents experiencing or at-risk of homelessness, including homelessness prevention, case management, wrap-around services, emergency shelter, transitional housing, and permanent supportive housing.
Improve Public Facilities and Infrastructure	Promote quality of life and neighborhood revitalization through improvements to current public infrastructure and facilities.
Provide Public Services	Services provided by nonprofit organizations that benefit low-income residents such as homeless, youth, disabled, elderly, and other populations with special needs.
Planning and Administration	Plan and administer funding for community development and housing activities with transparency, community involvement, and full compliance with federal regulations. Provide services to residents and housing providers to advance fair housing.

### **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Not applicable. The City of Lee's Summit does not receive HOME grant funds. The City anticipates assisting 75 households with affordable housing through home rehab and development of affordable homes over the next five years.



## SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Lee's Summit Housing Authority is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

### **Activities to Increase Resident Involvements**

All LSHA board meetings are open to the public and accessible in-person or via Zoom. The LSHA also works with residents to develop their 5-Year Strategic Plan and Annual Plan. Resident meetings, monthly potlucks, and monthly newsletters are also held or distributed to increase resident involvement in the development of relevant housing authority activities and policies.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

N/A

## SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

### **Barriers to Affordable Housing**

Housing market data and stakeholder input both indicate a tight housing market in Lee's Summit, with increasing rents and limited opportunities for first-time homebuyers. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Lee's Summit.

Lee's Summit's 2025 Analysis of Impediments to Fair Housing Choice identified several factors that were contributing to barriers to fair housing, including:

- Lack of affordable housing for low- and moderate-income households
- Lack of housing and services to address homelessness
- Limited supply of accessible housing for people with disabilities

- Limited incomes and lack of access to resources restrict housing choice among protected classes
- Lack of resources and coordination for fair housing outreach, education, and enforcement activities limits residents' access to fair housing services

Participants in the Consolidated Plan process identified similar negative effects of policies and practices on residential investment, such as limited funding for the development of affordable housing. In addition to these public-sector barriers, the private market creates barriers as well. As discussed in earlier sections, some landlords may refuse to rent units to households receiving other forms of housing assistance, families with children, or tenants with therapy/service pets. These practices reduce the affordability of existing units in the private housing stock and create barriers to obtaining affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Several aspects of the City's zoning code could potentially support additional housing development, including development of affordable units. For example, the City of Lee's Summit could address how zoning regulations limit missing middle and multifamily housing types by further updates to the Unified Development Ordinance or also considering proactively upzoning lower density areas and acreage to zoning districts that allow parcels to be subdivided and allow a greater diversity of housing types by right, such as duplexes, multiplexes, townhomes, and rowhomes, rather than waiting on developers to seek rezoning of specific parcels. For priority areas of the city, upzoning can allow nonconforming lots to meet dimensional standards without having to be consolidated or assembled to both protect existing housing and density and better accommodate redevelopment. Permitting or incentivizing conversion of large single-family dwellings in high-opportunity neighborhoods to two-family, three-family, or multifamily dwellings compatible with the character of surrounding homes also is a strategic way to address the need for more density and infill development in established neighborhoods. Neighborhood compatibility can be addressed with regulations focused on form and scale (such as floor area ratio and/or maximum width and depth) rather than density alone. Stakeholder input also emphasized the need for workforce housing in the city, particularly, for service employees who work in the city and cannot afford to live in Lee's Summit. Interviewees noted that building modest-sized homes through a community land trust model would support affordability.

The City must also continue to improve availability and access of fair housing education and enforcement. Rent and homeownership affordability have become a problem throughout the city and these needs must be addressed in order to prevent putting residents at risk of homelessness or displacement.

# SP-60 HOMELESSNESS STRATEGY – 91.215(D)

## Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Lee's Summit's regional Continuum of Care is the Greater Kansas City Coalition to End Homelessness. In 2017, the GKCEH started implementing its Coordinated Entry (CE) system<sup>29</sup>, which facilitates the coordination and management of resources and services through the community's crisis response system. The CES helps to connect vulnerable persons in need of housing and supportive services through a referral-based process. Households or individuals must first complete an initial screening and, if eligible, will be contacted to schedule a housing intake. The housing intake is followed by a complete assessment and the household will then be placed on the community housing list. If a housing option is available, the individual or household will be referred to a provider to begin the housing process. Local public service agencies participate in the Coalition to provide services and connection between people in housing crisis and housing and services. However, completing a housing assessment does not guarantee housing and there is no timeline of when an agency may contact the household or individual for housing. The housing intake and assessment is not a waiting list or a housing application and does not guarantee an individual or household will be eligible for a housing referral.

There are also several homeless housing/service providers in the city that conduct outreach, including to unsheltered and homeless persons.

- Hillcrest Transitional Housing<sup>30</sup> assists people in overcoming homelessness and achieving self-sufficiency and offers quick rehousing services throughout Northwest Missouri and the Northland of Kansas City.
- Coldwater<sup>31</sup> is a faith-based nonprofit centered in Lee's Summit that operates a food pantry and a clothes closet, offers emergency food during the week, and provides weekend backpacks for hungry school children. During the summer months, they offer a non-competitive T-ball program (League of Smiles) and summer lunches and bar-b-que dinners to local neighborhoods.

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<sup>29</sup> Greater Kansas City Coalition to End Homelessness. Coordinated Entry. <https://gkcceh.org/continuum-of-care-kansas-city/kansas-city-housing-programs/>

<sup>30</sup> Hillcrest Transitional Housing. (2024, August 26). Hillcrest Transitional Housing - Kansas City's Regional Leader in Solving Homelessness. <https://hillcrestkc.org/>

<sup>31</sup> Coldwater of Lee's Summit. Programs. <https://www.coldwater.me/programs>

- Mother's Refuge<sup>32</sup> provides a safe home for pregnant and parenting young moms and babies that do not have a stable or permanent place to live. Residents have opportunities for spiritual growth, counseling, and self-improvement. Other services also include medical care, guidance for independence, and an after-care program.
- reStart<sup>33</sup> is an organization that supports individuals and helps lift them from homelessness to safe and stable housing through emergency shelter, individualized case management and wrap-around services. reStart is the only provider that serves all unhoused populations in the Kansas City region.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City's strategy for addressing the emergency and transitional housing needs of people who are homeless or at risk of homelessness includes sustained funding that maintains existing housing and services through the allocation of Community Development Block Grant resources to local entities that leverage further resources for that purpose. This includes funds provided to Hillcrest Transitional Housing, Hope House, and the Lee's Summit Housing Authority. Hillcrest Transitional Housing provided an estimated 184 transitional housing beds for adults and youth in 2023.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Several nonprofits and agencies in the region provide permanent and rapid rehousing beds for families, adults, veterans, and youth. In 2023, the MO-604 Kansas City (MO&KS), Independence, Lee's Summit/Jackson, Wyandotte Counties CoC counted a total of 332 rapid re-housing beds were provided in the region, including 36 for youth only. Several community members and stakeholders highlighted the work of Hillcrest Transitional Housing and the services they provide for adults as well as young parents in need of housing and other wrap-around support.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to**

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<sup>32</sup> Mother's Refuge, Services. <https://www.mothersrefuge.org/services>

<sup>33</sup> reStart, Inc. <https://www.restartinc.org/about>

**become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Several nonprofit organizations in Lee's Summit provide case management, helping clients move from transitional or emergency housing to a permanent home. Local agencies such as Hillcrest Transitional Housing and Hope House that provide housing assistance and emergency shelters have already built into their program's homeless prevention counseling for the people and families they serve.

## **SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Lee's Summit follows HUD's Lead Safe Housing Rule requirements in all of its federally funded affordable housing development activities. The rule includes requirements for disclosure of lead-based paint hazards, risk assessment, evaluation, hazard reduction, interim controls, maintenance, and rehabilitation of properties. All City-sponsored rehabilitation and demolition projects with properties constructed prior to 1978 undergo lead-based paint and asbestos inspections to identify any hazards prior to commencing work.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lee's Summit reduces risk of lead poisoning and hazards by following the Lead Safe Housing Rule requirements in federally funded housing activities. The Lead Safe Housing Rule is designed to reduce hazards relating to lead-based paint in housing, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities. Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. More than 20 million homes in the United States built before 1978 contain lead-based paint hazards.

The State of Missouri requires contractors and renovators working on homes, schools, or daycare centers built before 1978 to be EPA lead-safe certified<sup>34</sup>. The City must

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<sup>34</sup>Missouri Department of Health and Senior Services. Lead Abatement vs. Renovation, Repair, and Painting. <https://health.mo.gov/safety/leadlicensing/pdf/lead-abatement-brochure.pdf>

ensure these regulations are followed and enforced by contractors or homeowners renovating and rehabbing homes throughout the city.

**How are the actions listed above integrated into housing policies and procedures?**

The City of Lee's Summit integrates Lead Safe Housing Rule requirements into housing policies and procedures by following HUD's Lead Safe Housing Rule requirements in all of the City's federally funded affordable housing development activities.

# SP-70 ANTI-POVERTY STRATEGY – 91.215(J)

## **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

5.3% of Lee's Summit residents live below the poverty line as of the American Community Survey five-year estimates for 2018-2022, a rate significantly lower than that of the state of Missouri (12.8%). The estimated poverty threshold for a family of four is \$31,200<sup>35</sup> as of the 2024 Federal Poverty Guidelines Computations.

The City has funded several projects to reduce poverty in the city, including:

- Addressing the lack of financial resources many low-income households face to pay for food, clothes, utilities, and other necessities. Organizations such as Coldwater help address these needs for income eligible households.
- Supporting housing rehabilitation programs, such as Habitat for Humanity's Home Preservation Program, which provides minor exterior repairs, and emergency and critical repair services for eligible residents.
- Supporting organizations that provide mental health and substance abuse assistance, such as Hillcrest, which provides case management and one-on-one counseling for families residing at their shelter.

## **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City of Lee's Summit will continue to increase affordable housing supply, diversity, and stability by implementing recommendations from its Analysis of Impediments to Fair Housing Choice.

The discussion of housing needs shows that the crucial difference between households with needs and those without needs is income. For households with severely restricted incomes, little discretionary income remains after paying monthly housing costs. Providing home rehabilitation and emergency repair to low- and moderate-income households allows these families to re-allocate money that would otherwise be spent on maintenance to pay for housing and other needs. Additionally, home repairs can reduce utility costs and maintain the city's housing stock.

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<sup>35</sup> Office of the Assistance Secretary for Planning and Evaluation. 2024 Poverty Guidelines Computations. Retrieved from: <https://aspe.hhs.gov/topics/poverty-economic-mobility/poverty-guidelines/prior-hhs-poverty-guidelines-federal-register-references/2024-poverty-guidelines-computations>

The City of Lee's Summit does not currently have a targeted poverty reduction plan. The City will continue to allocate CDBG funding for programs such as social services to meet the basic needs of LMI individuals and families, shelter and counseling for domestic violence victims, food for school children, mental health services for children and adults, services for abused children, and counseling for adults with substance addiction.

## **SP-80 MONITORING – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

As required by HUD, the City will continue to implement a CDBG Monitoring Program throughout the 2025-2029 timeframe. The primary goal of this program is to ensure subrecipient compliance with all the relevant regulations and requirements as a condition to receive CDBG assistance.

The City will continue its comprehensive monitoring program, including subrecipient education on the relevant regulations and policies, frequent communication between the City and the subrecipients on compliance measures and issues, quarterly subrecipient accomplishment reports, subrecipient site visits and examination of subrecipient records.

In addition to staff visits to subrecipient sites and examination of subrecipient records, the City will conduct planned monitoring visits to subrecipient sites each program year on a schedule to be determined.



# Expected Resources

## AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

### Introduction

The City of Lee's Summit receives federal funding through the Community Development Block Grant (CDBG) program. The City will receive \$385,005 in HUD grant funds for the 2025 program year (PY 2025), which runs from July 1, 2025, through June 30, 2026. The table below outlines funding levels and estimates additional grant funds to be received in the remaining four program years covered by the City's 2025-2029 Five-Year Consolidated Plan.

## Anticipated Resources

**TABLE 56 - EXPECTED RESOURCES – PRIORITY TABLE**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$385,005	\$0	\$173,000	\$558,005	\$1,540,020	Funding to assist low- and moderate-income neighborhoods and households with housing, services, employment opportunities, and public improvements.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While CDBG funds do not require a match, the City anticipates leveraging local, federal, and private funds as they address the priorities and goals outlined in the Consolidated Plan. Subrecipients combine CDBG allocations with a variety of other funding sources, including in-kind donations, local grants, local churches, local charities, private foundations, private fundraisers, State funding resources, etc. The City does not require funding match for any of the CDBG funded programs and projects.

The City partners with Truman Heritage Habitat for Humanity on its Home Preservation program. The Habitat for Humanity affiliate is set to receive a \$750,000 grant through the Competitive Affordable Housing Program in 2024.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City may use publicly owned land to address the needs identified in the plan. Public improvement activities, such as sidewalk repair/construction, water/stormwater infrastructure, or ADA accessibility improvements, may take place on rights-of-way or other publicly-owned property.

## **Discussion**

During PY 2025, the City will receive an estimated \$385,005 in CDBG funds to be used to support housing rehabilitation and a range of public service activities. In determining PY 2025 activities, the City gave priority to projects that provide needed services and address housing needs within Lee's Summit.

# Annual Goals and Objectives

## AP-20 ANNUAL GOALS AND OBJECTIVES

### Goals Summary Information

**TABLE 57 – GOALS SUMMARY**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve housing access and quality	2025	2029	Affordable housing	Citywide	Housing affordability and condition	CDBG: \$423,253.25	Homeowner housing rehabilitated – 17 household / housing units
2	Provide Housing and Services for People Experiencing or At-Risk of Homelessness	2025	2029	Homeless	Citywide	Homeless needs	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit – 64 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide Public Services	2025	2029	Non-homeless special needs	Citywide	Public services	CDBG: \$42,750.75	Public service activities other than Low/Moderate Income Housing Benefit – 2,632 persons assisted
4	Planning and Administration	2025	2029	Non-Homeless Special Needs Non-Housing Community Development Affordable Housing Homeless	Citywide	Fair housing  Program administration	CDBG: \$77,001	Other

## Goal Descriptions

Goal Name	Goal Description
Improve housing access and quality	Rehabilitation of rental and homeowner housing that benefit extremely low-, low-, and moderate-income households. direct financial assistance to homebuyers to make homeownership affordable; tenant-based rental assistance, and housing counseling.
Provide Housing and Services for People Experiencing or At-Risk of Homelessness	Provide housing and services for residents experiencing or at-risk of homelessness, including homelessness prevention, case management, wrap-around services, emergency shelter, transitional housing, and permanent supportive housing.
Provide Public Services	Services provided by nonprofit organizations that benefit low-income residents such as homeless, youth, disabled, elderly, and other populations with special needs.
Planning and Administration	Plan and administer funding for community development and housing activities with transparency, community involvement, and full compliance with federal regulations. Provide services to residents and housing providers to advance fair housing.

# PROJECTS

## AP-35 PROJECTS – 91.220(D)

### Introduction

The City of Lee's Summit expects to implement activities under seven different projects over the 2025 program year toward addressing priority needs. These projects are identified in the table below, with additional detail provided in AP-38.

### Projects

**TABLE 58 – PROJECT INFORMATION**

#	Project Name
1	Coldwater BackSnack Program
2	Hope House Court Advocacy Program
3	Lee's Summit Social Services Operating Expenses
4	Hillcrest Transitional Housing Case Manager
5	Habitat for Humanity Home Preservation
6	Habitat for Humanity Acquisition Rehab/Resale Homeownership Project
7	CDBG Administration

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

During PY 2025, the City of Lee's Summit plans to focus on the provision of affordable housing and public services. A combination of data and community input gathered during development of the 2025-2029 Five-Year Consolidated Plan emphasized the need for additional affordable housing in Lee's Summit, where more than 50% of households with incomes under 80% AMI have a housing cost burden (i.e., spend more than 30% of their income on housing). Participants in the community survey selected elderly or senior housing, family housing, housing for people with disabilities, and energy efficiency improvements to housing as the top four affordable housing needs in Lee's Summit.

During PY 2025, the City anticipates spending a portion its CDBG funds (not including program administration) on housing activities, including home preservation and acquisition through Habitat for Humanity.

Community input also emphasized the need for investment in homeless services. Participants in the community survey selected meals and nutrition, homelessness prevention, and supportive services/ case management as the top three homeless needs in Lee's Summit and health/ mental health services, substance abuse/ crime prevention, and childcare as the greatest public services needs. In PY 2025, the City anticipates spending a portion of its CDBG funding on homeless and public services, including meals for children, support for survivors of domestic violence, case management for transitional housing residents, and operations for Lee's Summit Social Services.



# AP-38 PROJECT SUMMARY

## Project Summary Information

1	<b>Project Name</b>	Coldwater BackSnack Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$9,625.35
	<b>Description</b>	Coldwater works with Harvesters and the Lee's Summit R-7 School District to provide free snack lunches in backpacks for weekend meals to school children who are chronically hungry.
	<b>Target Date</b>	6/30/2026
	<b>Number of families</b>	It is estimated that the BackSnack program will benefit 258 children and the CDBG portion of the funding will benefit about 32 for the entire school year.
	<b>Location</b>	Coldwater will deliver the backpacks to schools located within Lee's Summit.
	<b>Planned Activities</b>	Working with Harvesters to provide free weekend snack lunches in backpacks to elementary school chronically hungry children of the Lee's Summit R-7 School District.
2	<b>Project Name</b>	Hope House Court Advocacy Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services

	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$12,125.40
	<b>Description</b>	Hope House court advocates work directly with detectives in the Lee's Summit Police Department and have access to domestic violence police reports in seven municipal court jurisdictions; the advocates stay involved with survivors through every facet of the court process, providing the consistency needed by survivors as they navigate the confusing and often times daunting and lengthy legal system.
	<b>Target Date</b>	6/30/2026
	<b>Number of families</b>	Hope House estimates they will serve 300 clients, 100 of those being funded with CDBG dollars
	<b>Location</b>	Court Advocacy will take place within Lee's Summit including Municipal Court, Lee's Summit Police Department and survivors' homes; for security purposes, the physical address of Hope House is confidential.
	<b>Planned Activities</b>	Hope House Court Advocates are involved with survivors through every facet of the court process, providing the consistency needed by survivors as they navigate the confusing and often times daunting and lengthy legal system.
3	<b>Project Name</b>	Lee's Summit Social Services Operating Expenses
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	\$21,000
	<b>Description</b>	To cover operating expenses including: utilities and insurance.

	<b>Target Date</b>	6/30/2026
	<b>Number of families</b>	Lee's Summit Social Services serves over 2,500 citizens throughout the community
	<b>Location</b>	Lee's Summit Social Services 108 SE 4th St Lee's Summit, MO
	<b>Planned Activities</b>	The agency serves low-to-moderate income individuals by providing basic necessities. These services can include utility payment assistance, shelter, transportation, clothes, food, etc. This funding will provide the organization with resources to pay for operating expenses, allowing other funding to be utilized to assist our community.
4	<b>Project Name</b>	Hillcrest Transitional Housing Case Manager
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Housing and Services for People Experiencing or At-Risk of Homelessness
	<b>Needs Addressed</b>	Homeless Needs
	<b>Funding</b>	\$15,000
	<b>Description</b>	Hillcrest Transitional Housing provides transitional shelters in Lee's Summit. Included in their services is case management counseling sessions to help families that experience homelessness to get on their feet and get employed and move to a permanent residence.
	<b>Target Date</b>	6/30/2026
	<b>Number of families</b>	The agency estimates that the case management will help about 192 persons, of which about 64 will benefit from CDBG assistance.
	<b>Location</b>	Hillcrest will provide case management at its Lee's Summit location: 501 SW Mission Rd

	<b>Planned Activities</b>	The Case Manager will provide one-on-one case management counseling to client families residing at the shelter.
5	<b>Project Name</b>	Habitat for Humanity Home Preservation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve housing access and quality
	<b>Needs Addressed</b>	Housing Affordability and Condition
	<b>Funding</b>	\$220,708.20
	<b>Description</b>	To provide minor exterior repairs, emergency and critical repair services for eligible residents.
	<b>Target Date</b>	6/30/2026
	<b>Number of families</b>	Habitat estimates to provide repairs to 15-20 homes in Lee's Summit.
	<b>Location</b>	Truman Habitat for Humanity offices are located in Independence, MO. The home repairs of this project will take place within Lee's Summit.
	<b>Planned Activities</b>	Habitat will provide exterior repairs to qualifying homes with the community. These repairs include both minor home repairs as well as critical repairs that may cause a danger to the homeowner and/or surrounding neighbors.
6	<b>Project Name</b>	Truman Heritage Habitat for Humanity Affordable Homeownership Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve housing access and quality
	<b>Needs Addressed</b>	Housing Affordability and Condition

	<b>Funding</b>	\$202,545.05
	<b>Description</b>	Truman Habitat proposes to acquire and rehabilitate 2-3 single-family homes or duplex units in Lee's Summit for homeownership opportunities for qualifying LMI families who have obtained an affordable mortgage with assistance from Truman Habitat and its partners.
	<b>Target Date</b>	6/30/2026
	<b>Number of families</b>	2-3 LMI families
	<b>Location</b>	Lee's Summit
	<b>Planned Activities</b>	Acquisition and rehabilitation of single-family homes for affordable homeownership
7	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and administration
	<b>Needs Addressed</b>	Program administration
	<b>Funding</b>	\$77,001
	<b>Description</b>	Administration of CDBG program
	<b>Target Date</b>	6/30/2025
	<b>Number of families</b>	N/A
	<b>Location</b>	220 SE Green Street Lee's Summit, MO 64063
	<b>Planned Activities</b>	Administration of CDBG program

# AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

CDBG funds are available for use throughout Lee's Summit, both in areas where the majority of residents have low- or moderate-incomes, or to serve low- or moderate-income residents living in any area of the city.

## Geographic Distribution

**TABLE 59 - GEOGRAPHIC DISTRIBUTION**

Target Area	Percentage of Funds
Citywide	80%

## Rationale for the priorities for allocating investments geographically

The City has not designated any target areas for the use of CDBG funds but will locate any projects that qualify based on Area Benefit criteria (i.e., benefit all residents of an area where at least 51 percent of the residents are low- or moderate-income) in eligible LMI tracts or block groups.

Several of the City's PY 2025 activities will be available to low- and moderate-income households citywide, including Habitat for Humanity Home Preservation and public services.

## Discussion

Input received during development of the 2025-2029 Five-Year Consolidated Plan emphasized the need to reduce affordable housing burdens and maintain the housing stock for low- and moderate-income families. Because families with needs, including needs related to homeowner housing repair/rehab, may reside anywhere within Lee's Summit, the City makes these programs available citywide. Public service activities designed to assist low- and moderate-income families, people who are homeless, and non-homeless special needs groups are generally located in areas most accessible to the clientele being served, which often overlap with low- and moderate-income (LMI) census tracts.

During the 2025 program year, the City estimates that 80% of grant funds will be dedicated to projects assisting low- and moderate-income residents, surpassing HUD's requirement that a minimum of 70% of CDBG funds is used to benefit persons of low or moderate income.

# Affordable Housing

## AP-55 AFFORDABLE HOUSING – 91.220(G)

### Introduction

Access to decent affordable housing will continue to be a priority for the City of Lee's Summit during the 2025 program year. The City maintains a strong commitment to preserving and maintaining the existing supply of affordable housing through owner-occupied rehabilitation and repair programs and funding for the development of affordable single-family housing for homeownership.

**TABLE 60 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT**

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	17
Special-Needs	0
Total	17

**TABLE 61 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	17

### Discussion

Over the 2025 program year, the City of Lee's Summit anticipates assisting 15 households through rehabilitation of existing units. Table 60 and Table 61 reflect one-year affordable housing goals for the following PY 2025 CDBG projects:

- Truman Heritage Habitat Home Preservation for LMI homeowners
- Truman Heritage Habitat Acquisition Rehab/Resale Homeownership Project

# AP-60 PUBLIC HOUSING – 91.220(H)

## Introduction

Residents in the City of Lee's Summit are supported by the Lee's Summit Housing Authority. According to HUD's 2023 A Picture of Subsidized Housing (APSH) data, the housing authority has a total of 116 Public Housing units, 327 Project-Based Section 8 units, and 276 Housing Choice Voucher units for a total of 719 publicly supported housing units in the city. According to the LSHA website as of September 5, 2024, the Public Housing waiting list was open and the HCV/Section 8 waiting list remained closed after closing on July 31, 2024.

### **Actions planned during the next year to address the needs to public housing**

According to the Lee's Summit 2024 Annual Action Plan, the Lee's Summit Housing Authority completed three phases of their Duncan Estates Exterior Rehabilitation, which included new siding, windows, doors, exterior paint, caulking, gutters and downspouts, benefitting 3 buildings (6 units) in the complex. The LSHA 5-Year Capital Improvements Plan included this Duncan Estates Exterior Rehabilitation in its project, consisting of a total of five phases to six residential buildings to be completed by 2026.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

All LSHA board meetings are open to the public and accessible in-person or via Zoom. The LSHA also works with residents to develop their 5-Year Strategic Plan and Annual Plan. Resident meetings, monthly potlucks, and monthly newsletters are also held or distributed to increase resident involvement in the development of relevant housing authority activities and policies.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A



## Discussion

# AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

## Introduction

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

During PY25, the City of Lee's Summit plans to provide funding to organizations that provide outreach to low-income households and residents experiencing homelessness. Coldwater is a faith-based nonprofit centered in Lee's Summit that operates a food pantry and a clothes closet, offers emergency food during the week, and provides weekend backpacks for hungry school children. During the summer months, they offer a non-competitive T-ball program (League of Smiles) and summer lunches and bar-b-que dinners to local neighborhoods. During PY 2025, the City of Lee's Summit plans to dedicate approximately \$6,000 to support Coldwater's BackSnack program, which provides free snack lunches in backpacks for weekend meals to school children who are chronically hungry. The City will also provide \$21,000 to cover operating expenses for Lee's Summit Social Services, which provides outreach to low-income households and residents experiencing homelessness through its food pantry, bread room, and thrift store.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

During PY 2025, the City of Lee's Summit plans to dedicate approximately \$15,000 to provide a case manager for Hillcrest Transitional Housing. Case management supports residents of transitional housing in connecting to needs such as employment, services, and housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

During PY 2025, the City of Lee's Summit plans to dedicate approximately \$15,000 to provide a case manager for Hillcrest Transitional Housing. Case management counseling sessions support individuals and families experiencing homelessness in transitioning to permanent housing and obtaining employment.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

During PY 2025, the City of Lee's Summit plans to dedicate approximately \$21,000 in CDBG funding to fund operating expenses for Lee's Summit Social Services. The agency serves low-to-moderate income individuals by providing basic necessities and assistance that can help prevent homelessness. These services may include rent and utility payment assistance, transportation, clothes, and food.

## **AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)**

### **Introduction:**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Lee's Summit will address barriers to affordable housing by implementing the actions detailed in its 2025-2029 Analysis of Impediments to Fair Housing Choice related to the impediment of a limited supply of affordable housing for low- and moderate-income households, including:

- Consider addressing limitations in missing middle and multifamily housing types by making changes to the Comprehensive Plan and land use map to open more neighborhoods to townhomes, duplexes, and small apartment buildings by-right; further reduce minimum lot sizes; create more medium and high density multifamily and mixed-use acreage; adopt minimum density requirements (especially around transit nodes and commercial and public

services); and use underutilized industrial and/or commercial areas for adaptive residential use.

- Investigate the potential for adopting a mandatory or voluntary inclusionary zoning ordinance, including what has worked for other Missouri jurisdictions (e.g., Kansas City) within the framework of state law. Approval could include agreement on a specified percentage or number of units of affordable housing or commitments to make payments to an Affordable Housing Trust Fund in exchange for development concessions and incentives that lower the developer's costs of production.
- Develop an Affordable Housing Trust Fund to support development of affordable housing, including making loans and providing other kinds of financing to help affordable housing projects become reality (e.g., providing gap financing for Low Income Housing Tax Credit (LIHTC) multifamily rental communities).
- Consider ways to provide funding to promote housing affordability, such as implementing an Affordable Housing Bond to fund affordable housing development and other programs, including homeownership, repair and rehabilitation, rental assistance, land acquisition, and/or seed money for a community land trust (e.g., Kansas City affordable housing bond to support its Housing Trust Fund; Lawrence, KS affordable housing trust fund funded by local sales tax and federal funds).
- Consider making affordable housing a priority when disposing of public land. Consider deploying City-owned land in partnership with affordable housing developers and community-based organizations to support affordable housing development.
- Consider partnering with large property owners to provide information and resources related to affordable housing development.
- Consider meeting with affordable housing developers to understand barriers to housing development, and develop strategies to address those barriers.
- Consider meeting with other Missouri cities that have implemented Community Land Trusts to understand the role the City might take in supporting the development of a CLT, including facilitating the process of forming a CLT and providing financing through funding and land resources to help get it started.
- Work with affordable housing and owners of large properties to facilitate affordable housing development, including diverse housing types and housing accessible to residents with disabilities.

- Develop a Housing Resource Center or webpage to be a one-stop-shop for housing-related resources such as housing counseling/ referrals, rental assistance, resource navigation, homeless services, eviction diversion, legal assistance, landlord-tenant mediation, and healthy homes programs (2025).
- Consider funding City- and community-based housing initiatives, including homebuyer assistance, homeownership education, fair housing training, and other programs.

## **AP-85 OTHER ACTIONS – 91.220(K)**

### **Introduction:**

This section details the City of Lee's Summit's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Lee's Summit supports the continued development of the Greater Kansas City Coalition to End Homelessness, a comprehensive coordinated homeless housing and services delivery system that assists people experiencing homelessness in making the transition from homelessness to independent or supportive permanent housing, and in accessing education, health and mental health services, employment training, and life skills development. The City will provide funding for the following to address underserved needs:

- Homelessness prevention
- Outreach
- Transitional housing case management
- Housing affordability and quality

### **Actions planned to foster and maintain affordable housing**

The City of Lee's Summit will fund multiple programs to foster housing affordability, including continuing to use CDBG funds to support development and rehab of affordable housing by Habitat for Humanity. In addition to specific programs designed to foster and maintain affordable housing, the City will review its zoning ordinances for prospective barriers to affordable housing development and make amendments as needed. The City is also currently in the process of developing an updated Analysis of Impediments to Fair Housing Choice. As a result of this study, the City will undertake additional approaches to fostering fair and affordable housing.

### **Actions planned to reduce lead-based paint hazards**

The City of Lee's Summit integrates Lead Safe Housing Rule requirements into housing policies and procedures by following HUD's Lead Safe Housing Rule requirements in all of the City's federally funded affordable housing development activities. Over the next year, the City of Lee's Summit will continue to conduct lead-based paint inspections and, if a hazard is found, remediation. These actions will both reduce lead exposure risk and help to maintain the city's older, lower and moderately priced housing. Any housing rehabilitation activities conducted using CDBG funds will continue to monitor closely for any potential lead exposure.

### **Actions planned to reduce the number of poverty-level families**

Over the 2025 program year, the City of Lee's Summit will continue to collaborate with the Continuum of Care to coordinate with homeless, housing, and service providers. Homeless service providers will continue to offer job search and resume assistance and connections to workforce development opportunities, as well as emergency shelter, transitional housing, and services such as food, clothing, and childcare. The City will continue to use CDBG funding to provide public services to reduce poverty, including meals for children, case management services in transitional housing, and operating expenses for Lee's Summit Social Services. A focus on the development of affordable housing with access to public transit will also help low-income families access more employment opportunities, while lowering transportation and housing costs.

### **Actions planned to develop institutional structure**

The City of Lee's Summit has developed a robust administrative structure to manage its CDBG funds. The City's Development Services Department offers seminars for potential subrecipients to learn more about the CDBG program. In addition to working with organizations, the City's citizen participation process is designed to make engaged and informed citizens another vital part of the institutional structure. City plans focused on affordable housing, homelessness, and public services provide overarching goals and frameworks for collaboration among agencies and the use of federal, state, local, and other funding.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City will work to enhance coordination between public and private housing and social service agencies by working to implement the strategies detailed in the Analysis of Impediments to Fair Housing Choice, including addressing the gaps in the institutional and service delivery systems discussed in section SP-40 of this plan.

Public housing in Lee's Summit is managed by the Lee's Summit Housing Authority. The Housing Authority will continue to partner with area agencies and organizations to offer opportunities for residents.

# Program Specific Requirements

## AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)**

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$175,000

### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%