



## The City of Lee's Summit

### Final Agenda

### Community and Economic Development Committee

Wednesday, May 8, 2019

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

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1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Business
  - A. [2019-2742](#) Approval of the April 10, 2019 CEDC Action Letter
  - B. [2019-2741](#) Sidewalk requirements of the Unified Development Ordinance (UDO)  
  
Presenter: Hector Soto, Jr., AICP, Planning Manager
  - C. [2019-2729](#) Public Hearing - City of Lee's Summit Analysis of Impediments to Fair Housing Choice  
  
Presenter: Heping Zhan, Assistant Director of Planning and Special Projects
6. Roundtable
7. Adjournment

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"

## Packet Information

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**File #:** 2019-2742, **Version:** 1

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Approval of the April 10, 2019 CEDC Action Letter

**The City of Lee's Summit**  
**Action Letter**  
**Community and Economic Development Committee**

Wednesday, April 10, 2019

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

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1. Call to Order

2. Roll Call

**Present:** 4 - Councilmember Fred DeMoro  
Liaison Donnie Funk  
Councilmember Craig Faith  
Chairperson Beto Lopez

**Absent:** 2 - Vice Chair Diane Forte  
Alternate Bob Johnson

3. Approval of Agenda

**A motion was made by Councilmember Faith, seconded by Councilmember DeMoro, that this agenda be approved. The motion carried unanimously.**

4. Approval of Action Letter

- A. [2019-2644](#) Approval of the March 13, 2019 Community and Economic Development Committee minutes.

**A motion was made by Councilmember Faith, seconded by Councilmember DeMoro, that the minutes be approved. The motion carried unanimously.**

- B. [2019-2681](#) Approval of the March 20, 2019 Community and Economic Development Committee Minutes.

**A motion was made by Councilmember Faith, seconded by Councilmember DeMoro, that the minutes be approved. The motion carried unanimously.**

5. Public Comments

**There were no public comments presented at the meeting.**

6. Business

- A. [2019-2693](#) Trash and mechanical enclosure screening in the Planned Industrial (PI) Zoning

Community and Economic Development Committee

Action Letter

April 10, 2019

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District.

**A motion was made by Councilmember DeMoro, seconded by Councilmember Faith, that this Bill was recommended for approval to the Planning Commission. The motion carried unanimously.**

- B. [TMP-1200](#)** An Ordinance for Application #PL2019-134, a Unified Development Ordinance (UDO) Amendment, Article 5 Overlay Districts - Division VIII Envision LS Area Development Plan (ADP) Design Standards; City of Lee's Summit, applicant.

**A motion was made by Councilmember DeMoro, seconded by Councilmember Faith, that this UDO Amendment be recommended for approval to the Planning Commission and City Council. The motion carried unanimously.**

- 7. Roundtable
- 8. Adjournment

**There being no further business, the meeting was adjourned at 4:52 pm.**

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## Packet Information

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**File #:** 2019-2741, **Version:** 1

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### Sidewalk requirements of the Unified Development Ordinance (UDO)

#### Issue/Request:

Through City staff, the Livable Streets Advisory Board (LSAB) proposes discussion on proposed improvements to the UDO's sidewalk requirements in furtherance of the goals outlined in the City's Livable Streets Policy. Discussion items include:

- Amend Section 7.280 of the UDO to require single-family residential developments with a density of 1.5 units/acre and greater to have sidewalks on both sides of every street. Sidewalks are currently required on only one side of the street.
- Require developers to put up some form of security acceptable to the City, prior to plat approval, for the construction of all sidewalks in a subdivision.
- Require developers to construct remaining unbuilt segments of sidewalk upon the development of 75% of lots in a subdivision, or 30 months following plat approval, whichever occurs first.
- Allow for payment in lieu of sidewalk construction under certain conditions.

#### Proposed City Council Motion:

I move to direct staff to proceed to obtain public feedback on proposed changes to the sidewalk requirements of the UDO based upon tonight's discussion.

#### Background:

The Livable Streets Advisory Board (LSAB) was established by the City Council in 2011 as a result of the Lee's Summit 360 Strategic Plan. Chief among the duties of the LSAB is to promote livable streets concepts throughout the community by serving in an advisory role to the City, and community as a whole, on methods and procedures to accomplish the guiding principles of livable streets described in City of Lee's Summit Resolution 10-17. Over the course of the last two (2) years, the LSAB has actively explored approaches to expand the footprint of the city's sidewalk network throughout all neighborhoods. The LSAB has also explored approaches to avoid and address the issue of gaps in the sidewalk network that create barriers to accessibility for all users.

Hector Soto, Jr., AICP, Planning Manager

Sec. 7.280. - Sidewalks.

A. Location requirements.

1. On local and access streets in residential areas, sidewalks shall be constructed on one side of the street if the single-family density is 1.5 to 4.0 dwelling units per gross acre excluding common area and on both sides of the street if the density is over 4.0 dwelling units per gross acre. Sidewalks are not required on either side of a local or access street in a residential area if the density is less than 1.5 dwelling units per acre. On cul-de-sac streets serving single-family development where sidewalks are required only on one side of the street, the sidewalks need not extend around the bulb of the cul-de-sac. Duplex and multi-family development shall require sidewalks on both sides of the street.
2. On all other streets (including, but not limited to, major and minor arterials, industrial and commercial collectors, and residential collectors), sidewalks shall be required on both sides of the street.

B. Water line conflict. When a sidewalk is required on one side of a street, the sidewalk should be placed on the opposite side of the street from the water line, where feasible.

C. Sidewalk width. Minimum sidewalk width shall be five feet. Construction standards shall be in accordance with the "Design and Construction Manual."

Sec. 7.370. - Sidewalks.

Sidewalks shall be constructed and installed in conformance with the minimum design standards set forth in Division III of this article. The determination as to whether a sidewalk is required adjacent to a particular lot shall be made by the City, with consideration given to the recorded plat for the lot in question, adjacent recorded plats, engineering plans, water line locations, and the design standards set forth in this article.

A. Responsibility for construction.

1. Where a sidewalk is required adjacent to a buildable lot, sidewalks shall be constructed by the builder prior to occupancy of any structure on that lot.
2. When a sidewalk is required adjacent to either a common area tract, or any unplatted land, or any land where no structure is intended to be built, the developer shall construct the sidewalk at the time the street is constructed.

B. Escrow. Should construction or installation of the sidewalks be impossible because of weather or other conditions, the person or legal entity responsible for the construction of the sidewalk shall deposit with the City a cash sum in an amount equal to the construction cost of said sidewalk.

## RESOLUTION 10-17

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A RESOLUTION ESTABLISHING THE LIVABLE STREETS POLICY FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, the Lee's Summit 360° Strategic Plan was received by the City of Lee's Summit to serve as a guideline and list of ideal goals that the City and its partners would like to accomplish over the next 10 - 15 years to create the ideal community where all Lee's Summit residents, visitors, and businesses can live, work, and play; and,

WHEREAS, Lee's Summit strives to be a sustainable and vibrant city with a dynamic spirit of cooperation among its diverse citizens, businesses, organizations, educational systems and governments; and,

WHEREAS, through comprehensive community planning and regional collaboration, Lee's Summit desires economic independence and a high quality of life as a recognized destination city; and,

WHEREAS, the City desires to promote public health by encouraging walking and bicycling as a part of active living; and,

WHEREAS, older citizens and citizens with disabilities often rely on transit, mobility aids, and walking to meet basic transportation needs and benefit greatly from complete and well-designed Livable Streets; and,

WHEREAS, the usual and customary users of the City's roads, streets and bridges include pedestrians, bicyclists and transit passengers of all ages and abilities, as well as drivers and passengers of automobiles, motorcycles, buses and trucks; and,

WHEREAS, the Lee's Summit 360° Stakeholders envisioned transportation in Lee's Summit as a planned, regionally integrated, multi-modal, accessible, and well-maintained system that facilitates movement about the city and encourages growth and economic development. This system includes vehicular, bicycle, pedestrian, aeronautical, rail and mass transit components. The system provides safe, efficient, and sustainable transportation of people, goods, and services to and from places where people live, work, worship, shop, play, learn, and seek medical care; and,

WHEREAS, the Lee's Summit 360° Strategic Plan Transportation Key Performance Area, Goal 2, provides for the development, implementation and incorporation of a Livable Streets approach to transportation; and,

WHEREAS, this goal implements the Livable Streets system in conjunction with other policies, regulations and plans, such as the Greenway Master Plan adopted as part of the City's Comprehensive Plan; and,

WHEREAS, the Lee's Summit 360° Strategic Plan recommends the adoption of a Complete Streets Ordinance that includes a "policy focus" to accommodate pedestrians, motorists, bicyclist and mass transit riders of all ages and abilities, and the Lee's Summit 360° Stakeholders as part of plan implementation recommend a Resolution for Livable Streets to support modification and adoption of applicable ordinances, standards, plans and codes to meet this goal; and,

WHEREAS, the terms "Complete Streets" and "Comprehensive Street Design" are also used to identify the same concepts as Livable Streets.

## RESOLUTION 10-17

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NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT AS FOLLOWS:

### SECTION ONE. TITLE.

This policy shall be known as the "Livable Streets Policy."

### SECTION TWO. PURPOSE.

The Livable Streets Policy sets forth guiding principles and practices to be considered in transportation projects, so as to encourage walking, bicycling and transit use while promoting safe use and operation for all users.

### SECTION THREE. DEFINITIONS.

"Livable Street" means a transportation corridor for all users including pedestrians, bicyclists, transit riders, cars, trucks, motorcycles and buses. "Livable Streets" are designed and operated to safely facilitate movement of people of all ages and abilities from destination to destination along and across a continuous travel network.

"Livable Street Elements" means transportation improvements, facilities and amenities that accommodate and/or promote multiple modes of travel, including pedestrian, bicycle and transit in addition to cars, trucks, motorcycles and buses. These elements are defined and recognized by the Institute of Transportation Engineers and the American Planning Association.

"Public Improvement Project" means new roads, trails, sidewalks and facilities or reconstruction thereof, as well as private improvement projects constructed and/or maintained in whole or part with City funds, owned or leased by the City, and/or intended to be dedicated to the City.

### SECTION FOUR. APPLICABILITY.

1. This Policy applies to the design, construction and maintenance (e.g. resurfacing and striping modification) of Public Improvement Projects.
2. The City shall consider public plans, standards, regulations and ordinances that further this Policy. For example, the City shall consider an ordinance that requires safe access for pedestrians, bicyclist and other forms of travel, in addition to motorists, in any new development or redeveloped areas. This ordinance should establish design standards for future development that incorporate Livable Streets Elements.

### SECTION FIVE. GUIDING PRINCIPLES.

Guiding principles and practices of the "Livable Streets Policy" are as follows:

1. "Livable Streets" are designed to serve everyone - pedestrians, bicyclists, transit riders, and motorists - including persons of all ages and abilities.
2. The design and construction of all Public Improvement Projects should include Livable Streets Elements identified in and required by:
  - a. public plans adopted by the Planning Commission, such as the Greenway Master Plan, Thoroughfare Master Plan, and Capital Improvement Plan, all which may be independent or a part of the City's Comprehensive Plan; and
  - b. development related ordinances, such as the Unified Development Ordinance, Access Management Code, and the Design and Construction Manual.

## RESOLUTION 10-17

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3. Livable Streets Elements should be considered within the balance of mode and context of the community, including, but not limited to, environmental sensitivity, cost, budget, demand, probable use, space and area requirements and limitations, and legal requirements and limitations.
4. The City intends to incorporate Livable Streets principles into all public strategic plans, standards and regulations, including the Unified Development Ordinance, the Design and Construction Manual, the Access Management Code, the City's Comprehensive Plan, the Traffic Code, and other relevant ordinances, practices and policies, upon subsequent updates. The Livable Streets principles, where applicable and appropriate, should be incorporated into other City plans, manuals, rules, practices, policies, training, procedures, regulations and programs as directed by the City Manager.
5. It is a goal of the City to foster partnerships with the State of Missouri, Jackson County, Cass County, school districts, citizens, businesses, Mid-America Regional Council (MARC), neighboring communities, and neighborhoods in consideration of functional facilities and accommodations in furtherance of the City's Livable Streets Policy and the continuation of such facilities and accommodations beyond the City's borders or maintenance.
6. The City recognizes that Livable Streets may be achieved through elements incorporated into a single project or incrementally through a series of improvements or maintenance activities over time.
7. The City will consider all possible funding sources to plan and implement this policy and shall investigate grants that may be available to make Livable Streets Elements more economically feasible.

### SECTION SIX. LIVABLE STREETS SUMMARY.

1. A summary or description of the Livable Streets Elements of all Public Improvement Projects shall be included in:
  - the Capital Improvements Plan; and
  - the development review report of any private development plan that requires City Council approval.
2. If a Livable Streets Element identified in and required by adopted public plans or development related ordinance is not incorporated in the project, such omission shall be documented in the Livable Streets Summary that demonstrates:
  - that the accommodation is not necessary because non-motorized use is prohibited, such as interstate freeways; or
  - that the cost of accommodation is excessively disproportionate to the need or probable future use; or
  - a documented absence of current or future need.
  - a. The documentation shall be conducted by appropriate staff; or for private projects, the owner shall conduct the documentation.
  - b. The documentation shall be submitted to the City Manager and/or the City Council, as appropriate, for consideration prior to approval of project design.

## RESOLUTION 10-17

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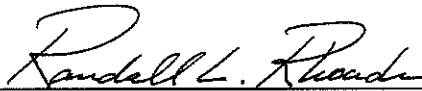
### SECTION SEVEN. LIVABLE STREETS ADVISORY BOARD.

The City plans to adopt an ordinance which would create a Livable Streets Advisory Board (LSAB).

### SECTION EIGHT.

This resolution shall be in full force and effect from the date of its passage, adoption, and approval by the Mayor.

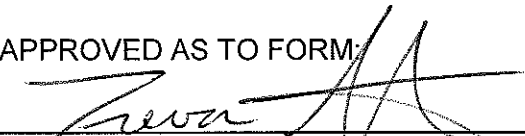
PASSED by the City Council and APPROVED by the Mayor for the City of Lee's Summit, Missouri, this 9<sup>th</sup> day of November, 2010.

  
Mayor Randall L. Rhoads

ATTEST:

  
City Clerk Denise R. Chisum

APPROVED AS TO FORM:

  
Assistant City Attorney Trevor L. Stiles

## Packet Information

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**File #:** 2019-2729, **Version:** 1

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Public Hearing - City of Lee's Summit Analysis of Impediments to Fair Housing Choice

Issue/Request:

Review and hear public input on the City of Lee's Summit Analysis of Impediments to Fair Housing Choice draft

Key Issues:

Lee's Summit is an entitlement community under the U.S. Department of Housing and Urban Development (HUD) to receive annual allocation of the Community Development Block Grant (CDBG). HUD enforces the Federal Fair Housing Act by affirmatively furthering fair housing through its entitlement grant programs. As a CDBG grantee, the City is required to identify barriers to fair housing choice and address those barriers through CDBG program and other local and regional actions. The Analysis of Impediments to Fair Housing Choice (AI) identifies such barriers and proposes strategies and future actions to overcome these barriers. During the past 12 months, a community wide public engagement process and extensive research and analysis resulted in a draft AI report to be presented today.

Proposed Committee Motion:

I move to recommend that the City Council adopt a resolution recognizing the results and recommendations of the Lee's Summit Analysis of Impediments to Fair Housing Choice

Background:

Fair Housing is the law. Since the Fair Housing Act became the law, HUD was given the responsibility of affirmatively furthering fair housing through all its programs. The Law prohibits any discrimination based on race, sex, age, familial status, national origin, income and disabilities. Fair Housing law ensures that all persons are treated equally in purchasing or renting a home and every American has the right to have equal access to opportunities and community assets. If barriers exist to fair housing choice, communities need to identify and remove those barriers.

As a HUD CDBG grantee, the City is required to conduct the AI every five years prior to submitting its Consolidated Plan - a five-year strategic plan outlining goals and objectives of the community for implementation through CDBG Annual Action Plans and use of CDBG grant funds. The City initiated the AI in early 2018. It started with a public awareness campaign and public consultation. Public surveys, open houses and other events helped to identify public concerns, personal experiences and opinions regarding housing choice and access to opportunities in this community and in the metro area. Research and analysis of available information and data helped to confirm some of the public concerns or to help to better understand where issues occur. Public engagement process also helped with recommended goals and objectives and strategies for future actions.

The draft of the AI summarizes public input, research and analysis results, and recommends strategies and future actions to address public concerns and existing impediments. It is a document the community can use

as a guide for local programs and actions targeting barriers that need to be removed in order to achieve fair housing choice goals.

Impact/Analysis:

The AI can be used as a guide to future programs and public investments that focus on improving access to opportunities for all and overcoming barriers for those who face challenges today for choices of housing.

Timeline:

Start: \_\_\_\_ July 1, 2020

Finish: \_\_\_\_ June 30, 2025

Other Information/Unique Characteristics:

The AI must be completed and submitted to HUD as a condition to receive annual allocation of CDBG funding. Once submitted to HUD, the City is obligated to take actions outlined in the AI through its annual action plans and/or CDBG funding allocations to implement the recommendations of the AI.

Heping Zhan, Assistant Director of Planning and Special Projects

Recommendation: Staff recommends that CEDC approve a recommendation to City Council to adopt a resolution recognizing the results and recommendations of the AI.

Committee Recommendation: N/A

# Summary Presentation

Draft Analysis of Impediments to Fair  
Housing Choice

Community and Economic Development Committee

4:00 P.M.

May 8, 2019



**LEE'S SUMMIT**  
MISSOURI



*Yours Truly*

# Talking Points

- What is AI and the process to develop AI
- Required areas of analysis
- Public consultation/input – to help identify impediments
- Research and analysis to identify and confirm fair housing issues
- Public input – to recommend goals and strategies
- Official and public review and comments
- Final report – impediments, contributing factors, goals and strategies
- Limitations of the study

# AI and The Process

- What is AI?
  - *Analysis of Impediments to Fair Housing Choice, a HUD mandate*
- What a typical process looks like?
  - *Public consultation, data analysis, identify impediments, develop strategies and achievable goals, public review and comment, and final report*
- Where are we now?
  - *Completed a draft AI for official and public review and comment*
- What's ahead?
  - *Finalize the report for submission to HUD and implement goals and strategies in years to follow*

# Required Areas of Analysis

- Development patterns and infrastructure
- Demographics and population trends
- Housing trends and characteristics
- Fair access to opportunities for all
- Public policies, regulations, programs, processes, etc.
- Labor force and employment opportunities

# Required Areas of Analysis (Cont.)

- Patterns of segregation, integration, or concentration of poverty
- Presence of discrimination
- Impediments to fair housing choice
- Contributing factors
- What can we do as a community to overcome impediments, if any

# Summary of Public Input

- Public Engagement Phase I

PURPOSE – Gather public knowledge, experience, perception and opinion

- Surveys:

- Citizen survey
    - Developer/Builder survey
    - Financial institution survey

- Public forums/meetings

- Service providers forum
    - Housing providers forum



# Summary of Public Input

- Public Surveys:
  - Citizen survey
    - Key demographic characteristics of respondents
      - Wide representation
      - Relatively balanced
    - Key issues identified/perceived
      - Affordability issue in ownership housing
      - Affordability issue in rental housing
      - Financially difficult to age in place
      - Maintenance issues in rental housing
      - Public perception against location and density choice (discriminatory)
      - Lack of public information

# Summary of Public Input (Cont.)

- Public Surveys:
  - Developer/Builder survey (small sample)
    - Key points
      - Mostly developing owner housing in the range of \$200,000-\$600,000
      - Mostly developing rental housing in the range of \$1,000-\$5,000 per month rent per unit
      - Insufficient rental housing in affordable range
      - Existing housing not suitable for the elderly



# Summary of Public Input (Cont.)

- Public Surveys:
  - Financial institution survey (small and insufficient sample size)
    - Key takeaways
      - Lending institutions following tighter rules in approving loan applications after the subprime crisis
      - Staff properly trained in fair housing laws
      - Fair housing laws are adequately enforced in mortgage lending

# Summary of Public Input (Cont.)

- Public Forums:
  - Public service providers forum
    - Key barriers mentioned
      - Lack of public transportation options for public service clients
      - Affordable housing options limited
      - No local emergency shelter for chronic and temporary homelessness
      - Limited resources of public service agencies benefiting the needy and limited relevant information for people in need

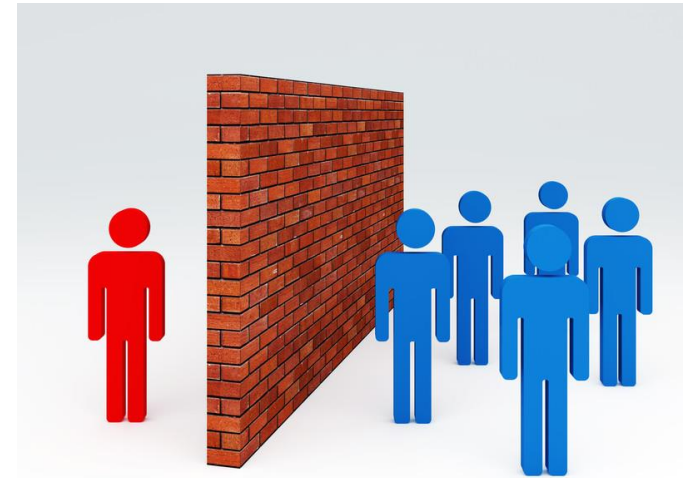


# Most Prominent Concerns of the Public

- Public Transportation
  - *Connecting workers to jobs/employment*
  - *Connecting people with special needs to services*
- Housing Affordability
  - *Affordable housing in homeownership – existing and new*
  - *Affordable housing in rental housing – existing and new*
- Discrimination
  - *Public perception on housing density, types and location*
  - *Not-in-my-backyard (NIMBY)*

# Other Public Concerns

- *Lack of public information and awareness*
- *Lack of incentives for development of affordable housing*
- *Lack of affordable childcare*
- *Lack of emergency shelter and transitional housing*
- *Lack of local jobs meeting skills of local workers*



# Important Note

- *Responses from the public input process are largely based on personal knowledge, experiences, perceptions and opinions*
- *No research and study or reliable data were completed or available to help substantiate some of the public responses*
- *No research and study or reliable data were completed or available to help determine the level or degree of the concerns or issues raised*
- *In most cases, more work is warranted for the future to establish benchmark measures and pinpoint where improvement is needed*

# Research and Analysis Results

- Studies and Analysis Suggest

- *Census data indicates that the minority population in LS has been growing at a faster pace in recent decades*
- *Population distribution indicates well integrated patterns among racial and ethnic groups*
- *4% of families and 6% of persons are below poverty line*
- *No sign of significant poverty concentration is observed in LS*
- *No consistent correlation between poverty and race/ethnicity though some minority groups tend to bear heavier financial burdens than other racial groups*
- *Over 20% of homeowners with a mortgage have housing cost burdens*
- *51% of renters use over 30% of their household income for housing expenses*
- *Hispanic population is more likely to bear housing cost burdens*
- *In LS, older homes tend to be more affordable than newer homes*
- *Access to opportunities is less favorable to low-income persons without automobiles and persons with disabilities*

# Internal Audit Results

- Results Suggest

- *City is becoming a more bike-friendly community (Livable Streets, Bike Plan)*
- *City is becoming a more walk-friendly community (Sidewalk Improvement Program, Livable Streets, Greenway/Trail Master Plan, etc.)*
- *City is becoming a more age-friendly community (Community for All Ages)*
- *Public infrastructure improvements and funding priority based on needs and conditions*
- *City has been making improvements to public transit options to its citizens*
- *City is promoting economic and job growth*



# Internal Audit Results (Cont.)

- Assessments from Departments

- *On Policies*

- *Sidewalk Plan, Bicycle Plan, ADA Transition Plan adopted to improve conditions for non-motorized travel*
    - *Maintenance and improvements of infrastructure based on assessment of conditions and needs*
    - *Supporting housing types affordable to all segments of the City is a stated purpose in Comp Plan and in UDO*
    - *In UDO, definition of “family” may be read too narrowly*
    - *Definition of “dwelling” too lengthy and may cause confusion*
    - *Lack of a reasonable accommodations process*
    - *Parking requirement for single-family residential zone may have unintended consequences of limiting housing choice*

# Internal Audit Results (Cont.)

- Assessments from Departments

- *On Programs and Projects*

- *Above mentioned plans to accommodate non-motorized travel and ADA*
    - *Available on-demand transit service*
    - *City's livable streets policies*
    - *City's annual curb program to improve ADA accessibility*

- *On Lack of Policy and Investment*

- *There is no lack of policy and investment in areas in need because our policies and investment decisions are based on need*

- *On Need*

- *ADA transition plan*
    - *Sidewalk gaps still exist*
    - *City has limited access to regional transit*

# Internal Audit Results (Cont.)

- Assessments from Departments
  - *Water/Sewer*
    - *System maintenance and improvements based on need*
    - *Offers customers flexible pay plan*
    - *Cooperate with other local agencies assisting clients with financial difficulties*
  - *Parks and Rec*
    - *Work Program and Angel Program to benefit financially disadvantaged clients*
    - *Several neighborhood parks improved to benefit disadvantaged neighborhoods*
    - *Special events free of charge*
  - *Police*
    - *Strong anti-bias policy*
    - *Anti-bias training for officers*
    - *C.R.T. (Community Oriented Policing Crime Reduction Team)*
    - *Annual Shop with a Cop program*
    - *Bilingual/multilingual assistance*

# Internal Audit Results (Cont.)

- Assessments from Departments
  - *Finance*
    - *At Cashiers counter, offers bilingual assistance*
  - *Administration*
    - *Foreign language assistance*
    - *Budget to support Mr. Martin Luther King's celebration*
    - *Participating in local organization events assisting persons in need*
  - *Planning*
    - *Community for All Ages benefiting people in every age group*

# Summary of Public Input

- Public Engagement Phase II – Goals and Strategies
  - Impediment: Public Transportation (worker to job)
    - Increase job opportunities locally
    - Continue to work with regional public transportation providers
    - Promote development patterns that support public transportation
  - Impediment: Public Transportation (customer to services)
    - Improve public information
    - Explore Federal grants
    - Continue support to local services to expand

# Summary of Public Input (Cont.)

- Public Engagement Phase II – Goals and Strategies
  - Impediment: Public Transportation (in general)
    - Attract jobs to LS that our workers travel to outside LS
    - Provide job skill training opportunities matching job requirements
    - Increase local funding for public transportation services
  - Impediment: Affordable Housing (owner)
    - Encourage senior housing development
    - Diversify housing
    - Increase accessible owner housing

# Summary of Public Input (Cont.)

- Public Engagement Phase II – Goals and Strategies
  - Impediment: Affordable Housing (renter)
    - Encourage senior housing development
    - Promote integration of affordable housing with market rate housing throughout the City
    - Increase accessible rental units for people with mobility issues

# Summary of Public Input (Cont.)

- Public Engagement Phase II – Goals and Strategies
  - Impediment: Emergency Shelter/Housing
    - Coordinate an effort from local churches and charities
    - Increase public awareness and public information
    - A comprehensive study to find out the real need

# Recommendations

- Goals and Strategies

<b>Strive for a healthy housing inventory and market that is inclusive, accommodating and sustainable</b>	Explore new and strengthen existing policies to encourage development of affordable housing while protecting the value of existing areas and neighborhoods.
	Initiate UDO amendments to improve inclusion of housing varieties
	Strengthen coordination between the City and other housing agencies to promote affordable housing
	Sustained public education and awareness of fair housing issues
	Participate in regional effort to promote housing affordability

# Recommendations (Cont.)

- Goals and Strategies

<b>Comprehensive policy framework in support of inclusionary community and neighborhoods</b>	Continue to analyze local codes, regulations, controls and standards and their impact on housing development
	Pursue comprehensive approach towards inclusionary policy and compatible zoning regulation
	Increase public awareness of fair housing law and local and regional issues and solutions
Create a favorable business climate for economic stability and diversified employment base	Continue the City's economic incentive policy and program to encourage redevelopment and infill development of existing business and employment areas
	Strengthen and diversify local economy through collaboration

# Recommendations (Cont.)

- Goals and Strategies

<b>Create a favorable business climate for economic stability and diversified employment base</b>	Increase employment opportunities for low-to-moderate income workers by supporting programs that provide needed job training
Minimize the impact of rising cost of maintenance and rehab of housing on LMI residents	Continue to fund the Minor Home Repair Program
	Continue to support Lee's Summit Housing Authority and other housing agencies through CDBG grant program for affordable housing
	Encourage landlords to provide timely maintenance of rental housing facilities
Strive to end homelessness and improve shelter capacities	Collaborate and support work of the regional CoC in its effort to end homelessness in E. Jackson County.

# Recommendations (Cont.)

- Goals and Strategies

	Work closely with and provide grant support as needed to local transitional housing and domestic violence shelters
	Explore opportunities and collaboration through local faith-based and charity organizations for added shelters locally
Increased connection between workers and jobs from the current level	Strengthen collaboration among the City, Chamber, LSEDC and employers to improve local employment opportunities
	Encourage institutions, businesses and employers to provide affordable job training and skill development
	Continue to improve local facilities for non-motorized work commute

# Recommendations (Cont.)

- Goals and Strategies

Increased connection between special needs services and service seekers	Encourage service agencies and volunteer organizations to coordinate efforts to identify gaps and provide needed transportation for services
	Explore funding options for a long term cross-agency transportation solution
	Continue to provide CDBG and other state or Federal grants to special needs agencies to expand services locally
	Expand public access to information regarding service availability and transportation options
Minimize financial burdens of receiving needed services for LMI persons	Explore financing resources and incentive strategies for expansion of low-cost services

# Thank You!!!

Questions or Comments?



**Analysis of Impediments to Fair Housing Choice**  
**(2019)**  
**DRAFT**



# City of Lee's Summit

## Analysis of Impediments to Fair Housing Choice

### Acknowledgements

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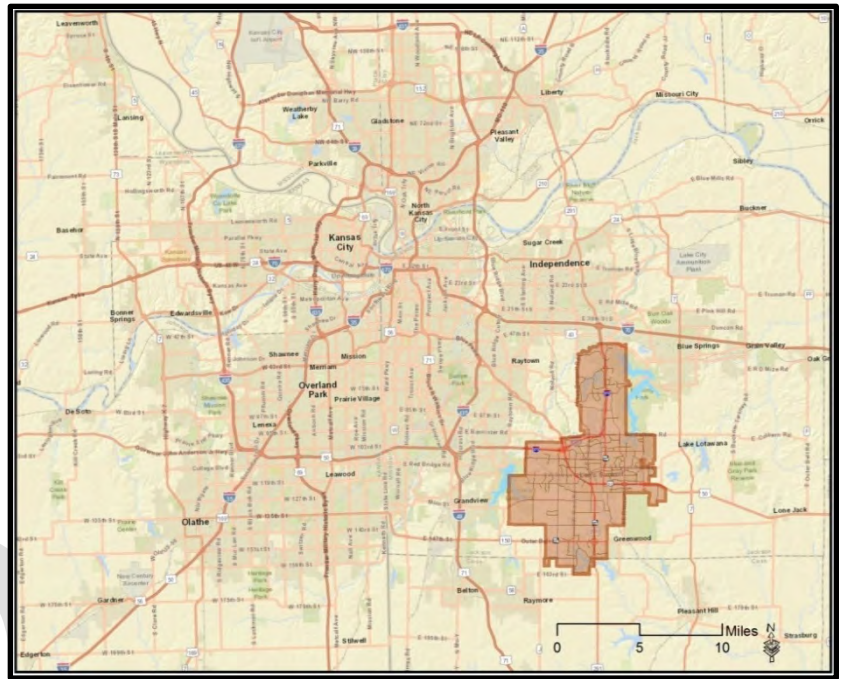
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## Executive Summary

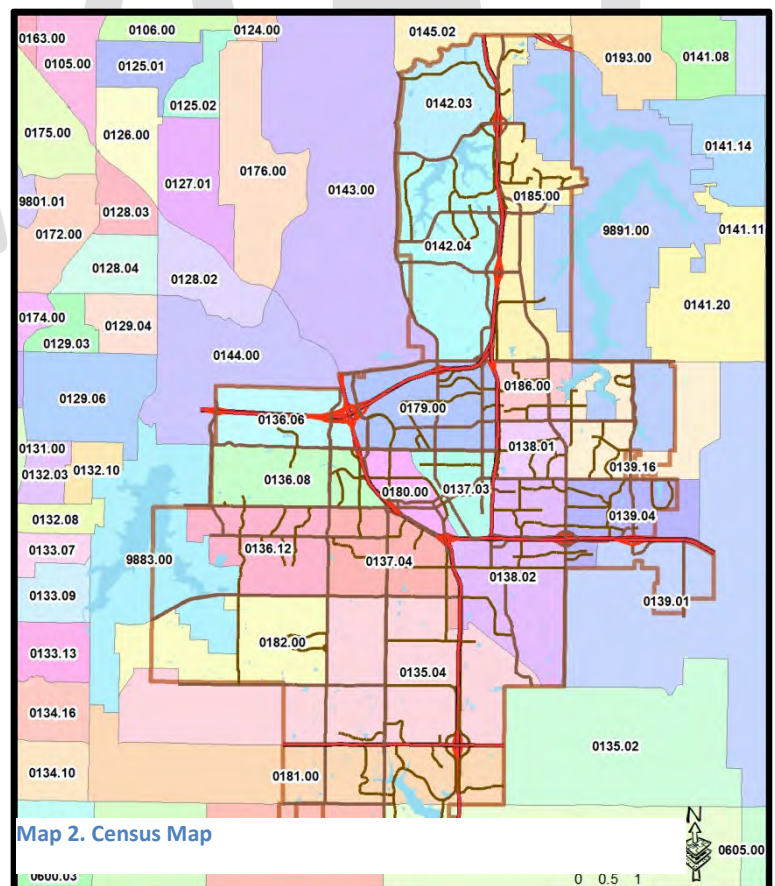
The City of Lee's Summit is located in Eastern Jackson County extending south into Cass County in the southeastern suburb of the Kansas City Metropolitan Area, as shown in the map below. The communities immediately adjacent to the City include Kansas City, Missouri, Raymore, Grandview, Unity Village, Raytown, Independence, Blue Springs, Greenwood and Lake Winnebago. With a total geographic area of about 66 square miles, the City's current estimated population is 97,135, the third largest cities in the metro area on the Missouri side of the state line.



### Map 1. Lee's Summit Location

The U.S. Census Tract boundaries are shown in the next map. Tracts 180.00 and 137.03 include the original and older parts of Lee's Summit, downtown CBD and traditional neighborhoods. Through its history, the community expanded its boundaries outwards from this area with new developments and in-migration of people.

The growth pattern of the community has also resulted in some distinctive patterns of housing and population distribution. One of the easiest to identify is that majority of the homes in Census Tracts 180.00 and 137.03 are older and smaller homes compared to other areas of the City. The recent Census data provided by HUD also indicates that the percentages of low-to-moderate income population by Census block group above 50% of its total population coincide with this pattern, as shown in the map generated from



## Map 2. Census Map

HUD GIS mapping system. However, from a community history and growth perspective, this location pattern is understandable.

## Process Summary

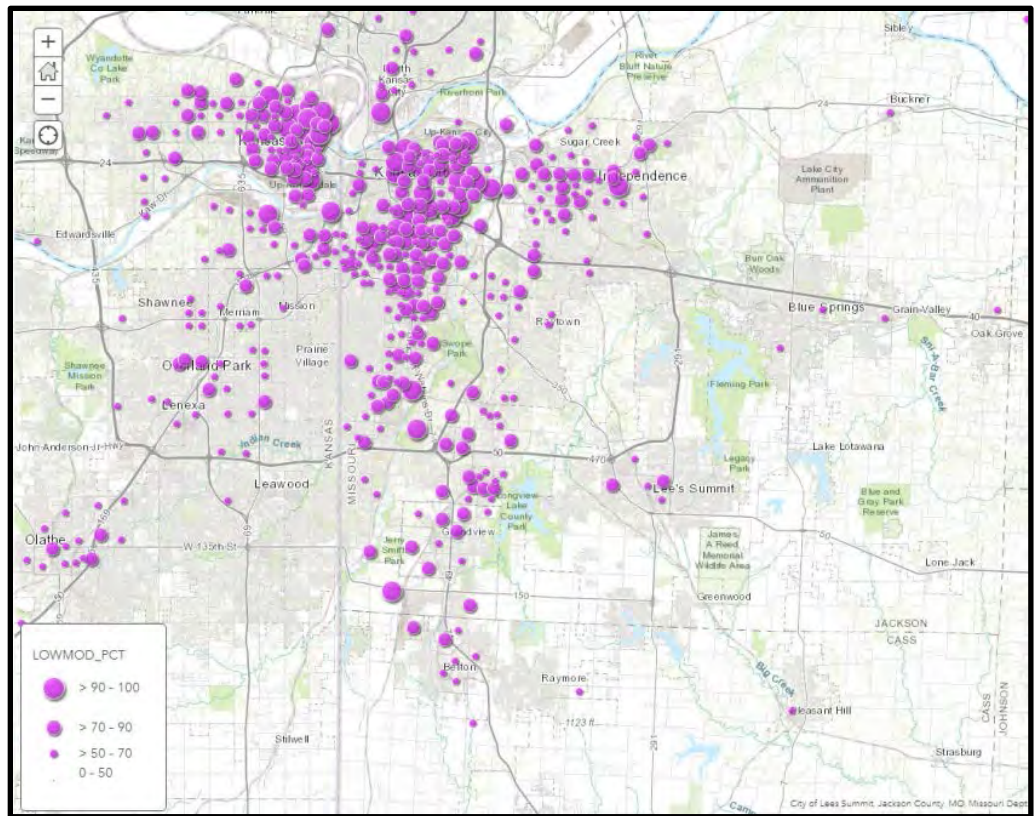
To conduct this AI, the City developed a comprehensive community engagement process, which allows the general public to participate in identifying fair housing choice issues and barriers to fair housing choice and fair access to opportunities and community and regional assets. This process included the following steps and events:

- Preparation and planning;
- Public awareness;
- Public consultation;
- Public participation in identifying barriers to fair housing choice;
- Research, data collection and analysis;
- Presentation of results on barriers;
- Public participation in developing goals and strategies to address major barriers to fair housing choice;
- Drafting the AI plan;
- Public review and comment on the plan draft; and,
- Public hearing and plan adoption.

The entire process lasted about 20 months. Public participation was a critical part of the process and the public was given opportunities to be engaged in different ways at different times throughout the process.

## Background Analysis Summary

The purpose of the background study is analyze the collected data (numerical and non-numerical) from all available sources for trends, patterns, or clues related to concentration of poverty, segregation of protected class, and barriers to fair housing choice and opportunities both at the local level and regional level. The study



Map 3. Map 3. Source for % lowmod block groups

covers demographic characteristics and trends, population distribution and change by demographic characteristics, housing characteristics and trends, housing affordability, comparison of housing cost burdens, economic status of households and labor force, access to community assets and opportunities, public laws, regulations, policies, programs and investments.

### ***Demographic and Housing Summary***

Lee's Summit has grown in population from 8,267 in 1960 to about 98,000 in 2018 and in housing from 2,803 dwelling units to about 39,000 during the same period. The racial/ethnic composition of the Lee's Summit population has changed from 3.6% non-White to 6.1% non-White from 1990 to today, suggesting a significant increase in non-White population. The City's population today is more diverse than about three decades ago. Black, non-Hispanic and Hispanic population has the highest growth than other racial and ethnic groups.

**Analyzing Concentration/Segregation/Integration Patterns** – The geographic distribution of the population today suggests no concentration or segregation of people of the same race/ethnicity and the pattern represents a well-integrated community of all races and ethnic groups in the City. However, there are areas of concentration and segregation by race and ethnicity in the region, especially in Kansas City, Missouri and Kansas City, Kansas.

**Analyzing Population/Household/Family Changes** – Lee's Summit population has been relatively stable in terms of gender and age distribution patterns between 1990 and today, as compared to the Kansas City Metro Area. Household sizes have been dropping at a moderate pace and family households with children increased during the 90's and have been decreasing since then. Persons with disabilities have been increasing among all age groups with majority of the disabilities fall under the category of ambulatory difficulties.

**Analyzing Economic Characteristics of Population, Households and Families** – The study analyzes the job market, labor force employment status, household income, poverty status, and household cost burdens for housing. Lee's Summit is considered one of the wealthy communities in the metropolitan region, with a higher educational attainment level, a higher median household income, a lower poverty rate, a lower unemployment rate and a good local economy. However, the Census statistics suggest that slightly above one third (1/3) of Lee's Summit households under the HUD's low-to-moderate income category (80% of the area's median household income of \$80,500). Around 22% of the households fall under the low to very low income category (50% and below of the area's median household income). About 4% of Lee's Summit families and 6% of Lee's Summit population are reported to be living below the poverty line. Black persons are more likely to be unemployed than people of other races.

**Analyzing Housing and Affordability** – Lee's Summit was founded 150 years ago along the Union Pacific railroad where today's CBD is located. The City has been growing outwards since then. This outward growth pattern determines that the central areas of the City are predominantly of older neighborhoods with older homes with limited amenities whereas newly developed areas have newer and more modern homes with convenient access to amenities. It is also true that older homes tend to be smaller and in a lower price range. Newer subdivisions and homes have been built at much higher price ranges. Recent housing construction in the area suggests that majority of the homes built are in the price range of \$300,000 to \$600,000. In general, older homes in older neighborhoods are more affordable than those in the newer subdivisions (based on the most recent county

assessor's data). In today's housing market, housing prices are becoming less and less affordable to many households that consider moving from renters to homeownership and many of them are priced out of the buyer's market.

Renter-occupied housing, normally in a form of a high-density multi-story apartment, has been developed primarily in the older neighborhoods in and close to the old town area. In recent years, apartments have been constructed further out in the new growth areas, almost exclusively in market rent ranges. Like owner-occupied homes, apartments in older areas tend to be more affordable than those in the new growth areas. Nonetheless, with rents rapidly rising, they are becoming less and less affordable to many households and families. The recent housing study completed for the Lee's Summit Housing Authority came to the same conclusion.

Census statistics indicate that many families and households in Lee's Summit spend more than 30% of their annual household income to cover the cost of housing. For some of them, it can be a lot higher. Higher housing cost forces families to choose among the most basic necessities. Based on the AFFH-T data, the percentage of Hispanic households doubles the White, Non-Hispanic households that experience severe housing cost burdens. The percentage of Black, Non-Hispanic households experiencing severe housing cost burdens is slightly higher than White, Non-Hispanic households. Similar patterns can be seen in households with housing problems and deficiencies.

**Analyzing Publicly Supported Housing** – HUD defines Publicly Supported Housing to include four types of housing establishments: Public Housing, Project-based Section 8 Housing, Other Multifamily Housing, and Housing Units Tied to the Housing Choice Voucher Program. Lee's Summit has all these types except Other Multifamily Housing with a total number of 823 housing units. Lee's Summit Housing Authority operates 116 public housing units in two separate housing establishments: Lee Haven and Duncan Estates. Project-based Section 8 includes a total of 314 units in three apartment establishments: Sage Crossing Apartments, Ashbrooke Apartments and John Calvin Manor, and Housing Choice Voucher Program was reported to include 393 housing units in Lee's Summit. It was also reported that 27.5% of Public Housing residents have disabilities, 18% for Project-based Section 8 housing and 14% for Housing Choice Voucher holders.

**Analyzing Mortgage Loan Applications** – The Federal Home Mortgage Disclosure Act (HMDA) requires lending institutions to report public loan data. Mortgage application statistics from 2015 to 2017 were analyzed to identify patterns of loan approvals and denials based on the applicants' demographic background. The HMDA data reveals that a pattern where loan approval rates for Whites and Asians are above average whereas the other racial/ethnic groups are below average. However, the data available is inconclusive to help establish a pattern of discrimination or non-discrimination in loan approvals because there have been so many variables and factors involved in the decision-making process for any given loan application.

**Analyzing Discrimination Complaints** – Statistics were obtained from Missouri Commission on Human Rights regarding filed discrimination complaints for years 2013 through 2018. During these years, residents of Lee's Summit filed a total of 21 discrimination complaints with Missouri Commission on Human Rights, 8 of which were Handicap (not ADA) related, 1 Familial Status related, 1 Gender related, and 11 Race related. No further details were provided by the Commission regarding these complaints and actions taken.

## Public Policies and Practices Summary

The purpose of this review by the City's Law Department is to identify any areas in the City's codes, policies and regulations that could serve as an impediment or barrier to Fair Housing Choice and availability within the City. Here is a high level summary of Law Department review:

**Table 1. Summary of Law Department Review**

Regulations, Policies and Procedures	Section(s)	Reference of Specific Content	Potential Impediment/Barrier?	Reasoning	Recommended Action
Unified Development Ordinance (UDO) Definition of Family	2.116	Definition of Family	May be read too narrowly	Not clear on number of blood or marriage related people who may reside with two unmarried adults	Issue an interpretation consistent with FHA
UDO Parking	Table 12-1	Parking for residential uses	Requires two enclosed for single family	May result in fewer single family choices due to costs	Review past history to determine if has impacted choice
UDO Buffers and Screening	14.020, 14.170-14.180	Requirements for plans, installation and maintenance of buffers, etc.	buffers, berms and landscaping blocking access	Typically no pedestrian access through these areas, causing difficulty in access for disabled, increase costs	Review patterns and allow for accommodations if accessible units are available and to allow for a path of travel
UDO requirement for PDP and FDP	4.300 - 4.400; 16.060	Requirements for preliminary and final development plans	Increase cost even for single family and modifications from plat requirements require a PDP from Council or the Board of Zoning Adjustments	Increase in costs for development linked in other communities to barriers	Review need for such plans given possible restriction to housing choices and access
UDO Article 16 - Subdivisions	5.030.C; 5.270 Table 5-2; 5.280	Yard requirements, minimum lot size, minimum setbacks Table 5-3 and 5-5	Set lot sizes and setbacks may increase costs of construction and infill which reduces housing choices for the lower income recipients and people with disabilities		Review for lack of applications for housing affordability and accessible dwellings choices

The current UDO supports housing types that are affordable for all segments of the City. However, the identified areas of the code as listed above have the potential to be an impediment to fair housing choice. No other city codes, regulations and standards have been found to contribute to potential impediments.

## Disparities in Access to Opportunity Summary

The areas of opportunities examined include access to quality education, access to employment/jobs, environmental health, access to walkable environment and access to community assets and amenities. The purpose of this analysis is to identify any gaps in access to these facilities, services and opportunities due to demographic differences.

HUD uses School Proficiency Index to rank Census Block Groups as percentiles at the state level. In the regional context, Lee's Summit generally has higher index scores than its neighboring cities. In Lee's Summit, the areas in and around the downtown and the old town area tend to have lower index scores than areas further away. This

corresponds to areas of lower housing costs and lower household income levels. No other correlations have been identified. The levels of access to public school systems are largely determined by the location of residency of the student.

Access to employment is another important measure in understanding of fair housing choice. The analysis examines regional and local labor force, job to worker ratio, job proximity, and work related commute patterns. Based on the most Census data, Lee's Summit maintains a well-educated civilian labor force and a higher labor force participation rate as compared to the metro region as a whole. MARC analysis suggests that Lee's Summit has a relatively well-balanced job-to-worker ratio. AFFH-T data on Job Proximity reveals no noticeable pattern of imbalance between job proximity index scores and demographic characteristics locally. The land use pattern in Lee's Summit depicts a picture of employment opportunities being primarily concentrated in the central area of the City along major highways and in CBD.

Lee's Summit is located within the Kansas City Metro Area and, as such, it enjoys a convenient access to regional job markets as well as a regional labor pool. The Census Bureau's On the Map web application allows us to see the work related commute patterns for each city or each Census Tract. Lee's Summit has more workers to commute to work outside the City limits than jobs taken by workers commuting from outside Lee's Summit. Only 20% of Lee's Summit workers also work in Lee's Summit. This mutually supportive and competitive landscape of labor and employment can be both beneficially and challenging.

Analysis of population in terms of their levels of exposure to environmental hazards (natural or man-made) to human health is provided by HUD AFFH-T. Its Environmental Health Index on the Census Tract level shows a general pattern of the northern half of the City having higher index score than the southern half, partly due to the fact that the northern half of the City is more developed than the south. There is no correlation between higher levels of environmental hazards and demographic characteristics.

Fair access to community and regional assets is also analyzed in the areas of walkability, distribution and accessibility of public facilities, infrastructure and amenities. One important mechanism the City has been implementing for decades in providing improved access to these facilities and services is that public investments in improvements are based on needs.

## Public Input Summary

A number of public engagement events occurred in the development of this analysis to obtain first-hand public experiences, perceptions and expectations. The first phase of the engagement was designed to collect input on barriers to fair housing choice and the second phase was to gather input on future goals and strategies in overcoming barriers. The most prominent experiences and public perceptions on barriers to fair housing choice include the following:

1. Lack of public transportation connecting workers to jobs;
2. Lack of public transportation connecting persons with special needs to services for special needs persons;
3. Lack of affordable owner and renter housing for low income families (existing or new construction);
4. Lack of emergency shelter/housing for the homeless (chronic or temporary); and

5. Lack of public information on affordable housing, public transportation, and where to get help.

In addition to the above, numerous other concerns were raised as well, including local NIMBYism, lack of inclusive zoning and policies, lack of legal support for the protected class, etc.

The second phase of the public engagement generated the following key responses to help the City develop its goals and strategies:

1. Increase job/employment opportunities close to resident workers;
2. Continue to work with regional KCATA to expand transportation routes and services between residents and jobs;
3. Promote transit-oriented, higher-density, and mixed use development patterns so that worker-job connections are improved;
4. Explore Federal grants to fund a community service to meet special transport needs;
5. Improve public information on available services, their locations and transportation options;
6. Attract jobs to Lee's Summit that our workers currently travel to outside Lee's Summit;
7. Provide job skill training opportunities that match the skill requirements of local jobs so that workers don't have to travel elsewhere for work;
8. Increase local funding to help with the cost of providing public transportation services;
9. Encourage development of senior housing to meet the growing aging population;
10. Diversify new housing in terms of density, size, style, price and affordability;
11. Increase accessible owner-occupied housing to meet the needs of persons with mobility issues;
12. Continue to support development of senior housing facilities to meet the community's aging population;
13. Promote higher level of integration of affordable rental housing with market rate rental housing throughout the City;
14. Increase accessible rental units for people with mobility disabilities;
15. Increase public awareness and education;
16. Encourage infill development accommodating affordable housing;
17. Expand on public housing availability by supporting Lee's Summit Housing Authority to add more units to the community;
18. Promote higher level of integration of affordable rental housing with market rate rental housing throughout the City;
19. Coordinate an effort from local churches and charity organizations to establish an emergency shelter system locally;
20. Increase awareness and improve public information on the available emergency shelter assistance programs locally and regionally; and
21. Conduct a comprehensive study to find out the real need for emergency shelters/housing for temporary homelessness.

## Government Programs and Initiatives

The City's programs and initiatives were examined to measure their impact on the well-being of individuals, households, families, neighborhoods and the community, particularly in terms of differences they make to

expand choices and reduce barriers. The City's public infrastructure improvement master plans for transportation network, water and sanitary sewer systems, parks and recreation, and police and fire protection have been implemented over the years to address the real needs on the ground. These improvements and public investments have greatly improved access to opportunities and housing choices for Lee's Summit residents. The City's LCRA (Land Clearance for Redevelopment Authority) program identified existing developed commercial and industrial areas and provides incentives to businesses to promote redevelopment in these areas in order to protect public investments, jobs, services and convenient access. The City recently also adopted its Economic Development Incentive Policies and Strategic Areas to encourage expansion of local economic and employment opportunities.

The City has been an entitlement community under the U.S. Department of Housing and Urban Development (HUD) since 1994 and has implemented numerous local programs to help the needy individuals and families with the annual grant funding. For example, the City Minor Home Repair program has invested around \$2,400,000 towards needed home repairs for low-to-moderate income households in the community. These repairs have helped the homeowners, the neighborhoods and the community to maintain the stock of affordable housing from going out of service, out of the housing market and out of reach of low-income families. The First Time Homebuyer program has provided over \$800,000 to low-to-moderate income first time homebuyers to obtain mortgage loan to purchase a home in Lee's Summit. The availability of these grants increased access to mortgage loans and affordable housing for families with financial constraints. Over the entire span of the Community Development Block Grant program, over \$7,000,000 has been invested in the community to meet the needs of the needy.

## Limitations of This Study

The purpose of the analysis is to build a foundation for realistic and meaningful actions to address impediments that exist. A solid foundation should be built on verifiable, quantifiable or measurable conclusions. The process of this AI was designed to tap into as many types of information sources as they are available to the City so that information from one source can be compared and confirmed by information from another source. However, some information cannot be confirmed or backed by solid data or research, mostly due to lack of sources of information, to allow solid conclusions to be drawn.

One prominent example of this limitation is that a public perception or experience was expressed during the public engagement process that there was a lack of public transportation service to connect workers to their jobs who rely on public transportation for work related travel. However, there was no data or research available to confirm it or to quantify or measure the level of the true need or the gap. There are other instances where data was available from an outside source beyond the City's control but the data could not help the City to draw solid conclusions because the key information for any conclusions was not a part of the available data. Where solid conclusions could not be drawn, recommended strategies and future actions would be limited to further research and analysis.

## Impediments and Proposed Goals and Strategies

The following is an abbreviated list of the identified and perceived impediments and proposed goals and strategies.

Impediment	Goal	Strategies
Lack of affordable housing	Strive for a healthy housing inventory and market that is inclusive, accommodating, and sustainable.	Explore new or strengthen existing policies to encourage development of affordable housing while protecting the values of existing areas and neighborhoods
		Initiate UDO amendments to improve inclusion of housing varieties
		Strengthen coordination between the City, Lee's Summit Housing Authority and other housing agencies in planning, implementation, and financing for affordable housing in a responsible way
		Expand sustained public education and awareness of fair housing issues in support of effort to achieve housing equality
		Explore funding sources as incentives to encourage inclusionary housing development
		Continue to fund the Minor Home Repair program and First Time Homebuyer program in support of good maintenance of existing affordable housing and occupancy
		Participate in regional effort to address housing affordability and availability
Lack of inclusionary zoning and policies to promote affordable housing	Comprehensive policy framework in support of inclusionary community and neighborhoods	Continue to evaluate the local codes, regulations, controls and standards and their impact on housing development
		Pursue a comprehensive approach towards an inclusionary policy and compatible zoning regulation
		Increase public awareness of fair housing law, local and regional fair housing choice issues and the need for improvement of housing choice
Lack of public information and awareness on fair housing choice and service availabilities		Increase public awareness of fair housing law, local and regional fair housing choice issues and the need for improvement of housing choice
		Explore for a comprehensive strategy to expand information to the public on availability of housing options, services, assistance programs and government initiatives
		Collaborate with other regional and local public agencies and not-for-profit and charity organizations for better sharing and dissemination of public information
Stagnant financial status of low-to-moderate income households	Create a favorable business climate for economic stability, diversified employment base and job opportunities	Continue the City's incentive program to encourage redevelopment and infill development in the existing business and employment area
		Strengthen and diversify the local economy by collaborating with LSEDC, Chamber of Commerce and employers
		Increase employment opportunities for low-to-moderate income workers by supporting programs that provide needed job training
		Continue to fund the City's Minor Home Repair program

Rising cost for maintenance and rehab of existing housing	Minimize the impact of rising cost of maintenance and rehab of housing on LMI residents	Continue to support Lee's Summit Housing Authority through the CDBG program for needed maintenance and rehab of public housing
		Support local and regional agencies, such as Habitat for Humanity, to provide repairs and rehab to LMI housing residents
		Encourage rental housing landlords to provide regular and timely maintenance to their housing establishments
Limited low skill jobs for persons with limited education and job skills	Diversify employment opportunities and promote job training programs benefiting the low skilled workers	Provide financial support through CDBG to qualified job training programs targeting LMI workers with limited job skills
		Increase employment opportunities for low-to-moderate income workers by supporting programs that provide needed job training
Lack of emergency and temporary shelters	Strive to end homelessness and improve capacity for local shelters	Collaborate and support the work of the regional CoC in their effort to end homelessness in the metro area
		Work closely with and provide grant support through CDBG as needed to local transitional housing and domestic violence shelter agencies in meeting the needs for temporary shelters
		Explore opportunities and collaboration through local faith-based and charity organizations for added shelters locally
Lack of public transportation connecting workers to jobs	Increased connection between workers and jobs from the current level	Continue to work with MARC, regional and local public transportation providers to identify needs and gaps
		Continue to expand partnerships to improve connection
		Strengthen coordination among the City, LSEDC, Chamber of Commerce and employers to improve local employment base and diversify employment opportunities
		Encourage institutions, businesses and employers to provide affordable job training and skill development
		Explore resources to support agencies and programs benefiting low income or low skill job seekers
		Continue to improve local facilities for non-motorized work commute
Lack of public transportation connecting people with special needs and special need services	Improved connection between special needs service seekers and services	Encourage service agencies and volunteer organizations to coordinate efforts to identify gaps and provide needed transportation for services
		Explore funding options for a long term cross-agency transportation solution
		Continue to provide CDBG and other Federal or State grants to special needs agencies to expand services locally
		Expand access to public information regarding service availability and transportation options
Lack of affordable services such as childcare, legal service, healthy food, medical care, etc.	Minimize the financial burdens of receiving needed services for LMI persons	Continue the effort to expand the availability of information for public consumption regarding affordable services
		Explore financing resources and incentive strategies for the expansion of low-cost services

The full list is provided starting on [Page 154](#).



**Analysis of Impediments to Fair Housing Choice**  
**(2019)**  
**DRAFT**



## Terms and Definitions

Term	Definition
Affordable Housing	By the definition presented above, affordable housing refers to any housing unit, the total cost of which requires less than 30 percent of the household total income.
American Community Survey	The American Community Survey (ACS) is an ongoing survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. (Source: Wikipedia.org)
Analysis of Impediments to Fair Housing Choice (AI)	The AI is a review of impediments to fair housing choice in the public and private sector. The AI involves: ■ A comprehensive review of a State or Entitlement jurisdiction's laws, regulations, and administrative policies, procedures, and practices ■ An assessment of how those laws, etc. affect the location, availability, and accessibility of housing ■ An assessment of conditions, both public and private, affecting fair housing choice for all protected classes ■ An assessment of the availability of affordable, accessible housing in a range of unit sizes. 2-8 Fair Housing Planning Guide Chapter 2: Preparing For Fair Housing Planning Impediments to fair housing choice are: ■ Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices ■ Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin. (Source: Fair Housing Planning Guide by HUD)
Consumer Price Index	A measure that examines the weighted average of prices of a basket of consumer goods and services, such as transportation, food and medical care. It is calculated by taking price changes for each item in the predetermined basket of goods and averaging them.
Disability	The ADA defines a disability as a physical or mental impairment that substantially limits one or more major life activity.
Discrimination	In the context of this analysis, discrimination refers to housing discrimination based on race, color, sex, national origin, religion, familial status and disability. Housing discrimination is when an individual or family is treated unequally when making housing decisions based on certain characteristics.
Ethnicity	According to the Census Bureau, ethnicity determines whether a person is of Hispanic origin or not. For this reason, ethnicity is broken out in two categories, Hispanic or Latino and Not Hispanic or Latino. Hispanics may report as any race.
Fair Housing Act (1968)	On April 11, 1968, President Lyndon Johnson signed the Civil Rights Act of 1968, which was meant as a follow-up to the Civil Rights Act of 1964. The 1968 Act expanded on previous acts and prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status. Title VIII of the Act is also known as the Fair Housing Act (of 1968).

Family and Household (Difference)	The U.S. Census Bureau defines family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” A household, on the other hand, consists of all the people who occupy a housing unit, including the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters.
Household Income	Combined incomes of all people sharing a particular household or place of residence. It includes every form of income, e.g., salaries and wages, retirement income, near cash government transfers like food stamps, and investment gains.
Housing Affordability	The conventional public policy indicator of housing affordability in the United States is the percent of income spent on housing. Housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem. The conventional 30 percent of household income that a household can devote to housing costs before the household is said to be “burdened” evolved from the United States National Housing Act of 1937.
Housing Cost Burden	See “Housing Affordability” above.
Index of Dissimilarity	The index of dissimilarity shows a comparison between different races and indicates how the evenness of the groups is distributed across neighborhoods that make up the community. The index of dissimilarity is rated on a scale from 0 to 100, with 0 being perfect integration and a 100 being total segregation.
Location Affordability Index	An indicator of housing and transportation costs at the neighborhood level. It gives the percentage of a given family's income estimated to be spent on housing and transportation costs in a given location for eight different household profiles.
Low Transportation Cost Index	Census tract level index of transportation cost by neighborhood, using data underlying the Location Affordability Index.
National Origin	System of classification based on nation from which a person originates, regardless of the nation in which he/she currently resides.
Project-based Section 8 Housing	A government-funded program that provides rental housing to low-income households in privately owned and managed rental units. Also see “Publicly Supported Housing” above.
Protected Classes	The seven classes protected under the Federal Fair Housing Act are: Race, color, sex, religion, national origin, familial status and disability.
Publicly Supported Housing	For this study, HUD definition for data reporting is used. It refers to a housing establishment that is a Public Housing Agency operated housing, a Project-based Section 8 housing, housing units offered in private housing market whose rents are reduced through the Federal Housing Choice Voucher program, and Other Multifamily Housing establishments qualified for HUD assistance.
Race	The Census Bureau defines race as a person’s self-identification with one or more social groups. An individual can report as White, Black or African American, Asian, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, or some other race. Survey respondents may report multiple races.

Special Needs and Special Needs Population	There are legal definitions for special needs and special needs persons. In the context of this analysis, these terms are used more broadly to refer to needs of those persons who would not otherwise be able to enjoy the same quality of life as any person due to individual mental, physical and economic conditions.
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## Acronyms

Acronym	Stands For
ACS	American Community Survey
ADA	Americans with Disabilities Act (1990)
AFFH	Affirmatively Furthering Fair Housing
AFFH-T	The Affirmatively Furthering Fair Housing Data and Mapping Tool
AI	Analysis of Impediments to Fair Housing Choice
CBD	Central Business District
CDBG	Community Development Block Grant
FHA	Fair Housing Administration
HMDA	The Home Mortgage Disclosure Act (1975)
HUD	Department of Housing and Urban Development
KCATA	Kansas City Area Transportation Authority
LEP	Limited English Proficiency
MARC	Mid-America Regional Council
NIMBY	Not In My Backyard
PHA	Public Housing Authority
R/ECAP	Racially and Ethnically Concentrated Area of Poverty
UDO	Unified Development Ordinance

# Legal Framework and Fair Housing Laws

## The Federal Fair Housing Act

The Fair Housing Act, enacted in 1968, declares that it is “the policy of the United States to provide, within constitutional limitations, for fair housing throughout the United States.” It does so by prohibiting discrimination in the sale, rental, and financing of dwellings, and in other real estate-related transactions because of race, color, religion, sex, familial status, national origin, or disability. In addition, the Fair Housing Act requires that HUD administer programs and activities relating to housing and urban development in a manner that affirmatively furthers the policies of the Act.

Equal opportunity for access to housing is the fundamental right of all Americans. No one may take any of the actions listed below on the basis of race, color, national origin, religion, sex, familial status or disability:

- Refuse to rent or sell housing,
- Refuse to negotiate for housing,
- Make housing unavailable,
- Set different terms, conditions or privileges for sale or rental of a dwelling,
- Provide different housing services or facilities,
- For profit, persuade owners to sell or rent,
- Refuse to make a mortgage loan,
- Fail to provide information regarding loans,
- Impose different terms or conditions on a loan,
- Discriminate in appraising property,
- Refuse to purchase a loan,
- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right,
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status or disability,
- Refuse to let a resident with disabilities make reasonable modifications to the dwelling unit or common use areas necessary for the person to use the housing, or
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.

The purpose of HUD affirmatively furthering fair housing mandate is to ensure that recipients of Federal housing and urban development funds do more than simply not discriminate: recipients also must address segregation and related barriers for groups with characteristics protected by the Act, including segregation and related barriers in racially or ethnically concentrated areas of poverty. HUD has long directed program participants to undertake an assessment of fair housing issues and plan for actions to overcome barriers to fair housing choice.

## The Missouri State Laws

“The Missouri Human Rights Act prohibits discrimination in housing, employment, and places of public accommodations based on race, color, religion, national origin, ancestry, sex, disability, age (in employment only), and familial status (in housing only). The Act also makes it unlawful to retaliate against an individual for filing a complaint of discrimination, testifying or assisting in an investigation, or proceeding under the Act. Additionally, the Act protects individuals against discrimination on the basis of their association with a person in a protected category,” based on Missouri Department of Labor and Industrial Relations.

## The Process

### Preparation and Planning

The City’s Planning and Special Projects Department was responsible for conducting this Analysis. Staff started the process at the beginning of 2018 by developing a process and event schedule, as show in the following chart.

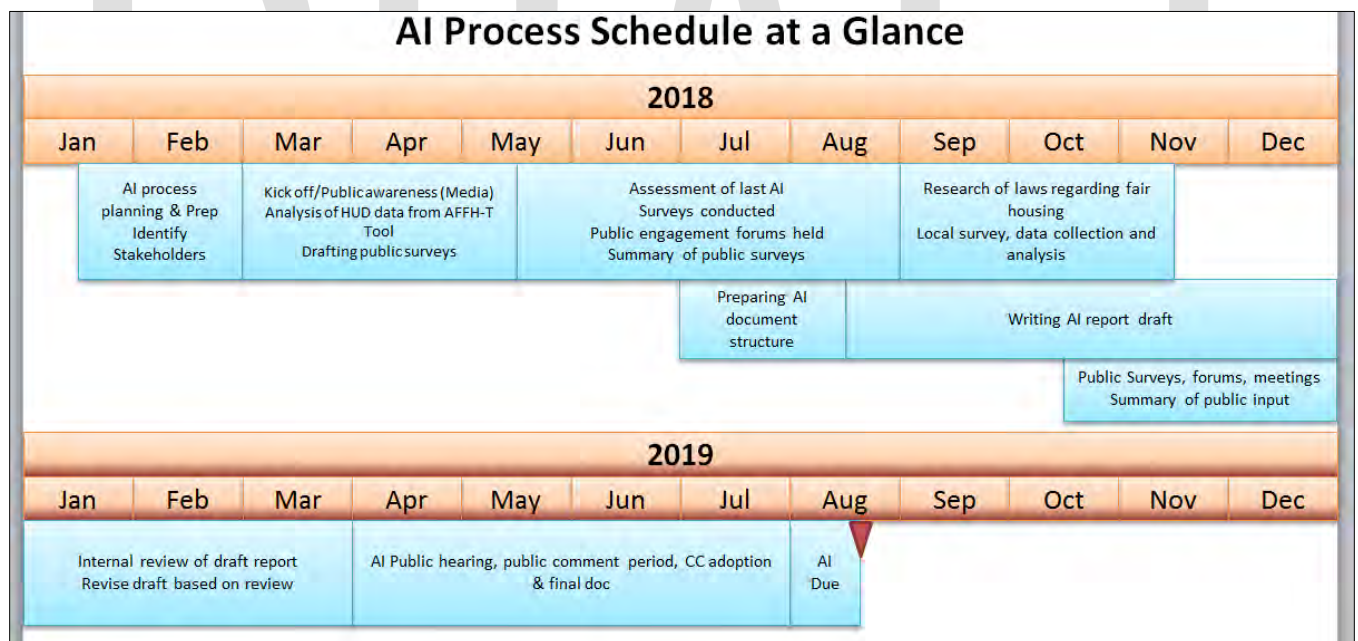


Diagram 1. AI Process Schedule

The entire process included the following key steps:

- Preparation and planning
- Public awareness campaign
- Identification of key stakeholders for the process
- Public consultation and input to identify barriers to fair housing choice
- Research, data-gathering and analysis (environmental scan)

- Presentation of public input and research results
- Development of goals and strategies to overcome barriers (including public input)
- Preparation of the AI report
- Public review and comment
- Plan adoption by the governing body
- Plan submitted to HUD

Each of these steps will be discussed in detail below.

## Public Awareness

Public awareness is a critical first step of this project process. The goal of public awareness campaign is threefold: for the community and the public to know that the City will be conducting the AI study and why; for the community and its citizens to know that they are a major part of this process and how and when they can participate; and for the community and the public to know that the City is committed to affirmatively furthering fair housing by addressing barriers to fair housing choice, if they exist. In the next sections, we'll discuss specifically what have been done to maximize the effect of a public awareness campaign.

## Public Participation Campaign

A comprehensive public outreach and participation plan was put in place in advance of the project process. With the assistance of the City's Creative Services Department, the public outreach efforts took advantage of numerous media platforms including traditional media (such as newspapers and local TV stations), digital media (such as online press releases and emails) and social media (such as Facebook, Twitter and Instagram) to maximize the results. Event announcements were put out ahead of time and follow-up push for participation was done several times during the process. Some agencies were asked to help spread the word about these events to their clients and other interested individuals and parties.

## Public Consultation

For public consultation and engagement, a comprehensive list of key stakeholders was compiled based on HUD public consultation and engagement guidance and recommendations. The purpose of public consultation is to reach out to policy makers at different levels of government, service providers, financial assistance providers, housing providers, health providers, support services, advocacy groups, and the general public to seek information, data, knowledge, real life experiences and thoughts about things that have an impact on housing choice and quality of life.

Consultation process took place in a variety of formats: Online data search, data request via email, phone interviews, conference calls, surveys, forums, meetings, etc.



## List of Prospective Agencies and Organizations for Consultation

### 1. Government Agencies

- a. State of Missouri
  - i. Housing (Missouri Housing Development Commission) (<http://www.mhdc.com/>)
  - ii. Health (Missouri Department of Mental Health); Missouri Department of Health and Senior Services (<http://health.mo.gov/>); Community Data Profiles (<https://webapp01.dhss.mo.gov/MOPHIMS/ProfileHome>)
  - iii. Senior - [Area Agencies on Aging & Services](#) (AAA) [Missouri Association of Area Agencies on Aging](#)
  - iv. Children - [Children's Division](#) under Missouri Dept. of Social Services
  - v. Women's Health (<http://health.mo.gov/living/families/womenshealth/index.php>)
  - vi. Human Rights (Missouri Commission on Human Rights, <https://labor.mo.gov/mohumanrights> Veterans Administration <https://mvc.dps.mo.gov/>)
  - vii. Disabilities – MO Seniors and Disability <http://health.mo.gov/seniors/>
  - viii. DOT (MODOT) <http://www.modot.org/>
- b. County
  - i. Jackson County Health Department (<http://www.jacksongov.org/212/Health-Department>)
  - ii. Developmental Disability - [Developmental Disability Services](#) <http://www.eitas.org/> and its [Strategic Plan](#)
  - iii. Children, Jackson Children's Services Fund Board (<http://www.jacksongov.org/873/Childrens-Services-Fund-Board>)
  - iv. Planning – In Jackson County
  - v. Human Services
  - vi. Jackson County Housing Resources Commission (<http://www.jacksongov.org/372/Housing-Resources-Commission>)
- c. Local
  - i. Adjacent local governments
  - ii. Planning departments
  - iii. Economic development – LSEDC
  - iv. Internal
    - 1. Departments
    - 2. Senior Management Team

### 2. Non-governmental Agencies/Quasi-governmental

- a. MARC – housing and non-housing programs
- b. Schools – LS R7 (partner of MAHS)
- c. LSEDC - <http://www.leessummit.org/>
- d. Chamber of Commerce - <https://www.lschamber.com/>
- e. Public health
- f. Homelessness

- g. Health
  - h. Public Transportation (KCATA)
- 3. Advocacy Groups**
- a. Equity (Regional Equity Network, The Whole Person <http://thewholeperson.org/> )
  - b. Human Rights Protection
  - c. Women’s Rights
  - d. Community leaders
  - e. Special interest groups
- 4. Services and Non-profits**
- a. Hospitals
    - St. Luke’s East* - <https://www.saintlukeskc.org/locations/saint-lukes-east-hospital>
    - Lee’s Summit Medical Center* - <https://leessummitmedicalcenter.com/>
    - Truman Medical Center-Lakewood* - <http://trumed.org/>
  - b. Health Care
    - MetroCare* - <http://www.carekc.org/> MetroCARE improves access to medical care for uninsured patients through volunteerism among health care providers. MetroCARE is a community partnership to improve access to medical care for low-income, uninsured residents of Jackson, Clay and Platte counties.
    - Blue Monday* -
  - c. Senior services
  - d. Services for the disabled (The Whole Person, Mid-America Alliance for Access)
  - e. Housing services
  - f. Transportation services
    - RideShareKC* (through MARC) - <https://www.ridesharekc.org/Public/Home.aspx>
    - RideKC* - <http://ridekc.org/>
    - Oats* - <http://www.oatstransit.org/> OATS, Inc.
  - g. Truman Heritage Habitat for Humanity - <http://www.trumanhabitat.org/>
  - h. Charity organizations
  - i. Faith-based organizations
- 5. Housing**
- a. Regional Services
    - i. Housing Information Center of Greater KC,
      - [http://www.greaterkchousinginformationcenter.org/about\\_us.html](http://www.greaterkchousinginformationcenter.org/about_us.html) ,CHES
      - <http://chesinc.org/>
    - ii. Legal Aid of Western Missouri <http://lawmo.org/>
    - iii. Community Services League <http://www.cslcares.org/housing-counseling>
  - b. Rental owners/Landlords
  - c. Mortgage Lenders
  - d. Developers/builders/HBA’s <https://kchba.org/>
  - e. Public housing authority - LSHA
  - f. Homeless and transitional housing
    - CoC* - <http://www.hscgkc.org/index.html>
    - Hillcrest Transitional Housing* - [https://www.transitionalhousing.org/li/mo\\_64063\\_hillcrest-transitional-housing-lees-summit](https://www.transitionalhousing.org/li/mo_64063_hillcrest-transitional-housing-lees-summit)
  - g. Senior living establishments, assisted living, nursing homes, independent living, retirement living.
- 6. Citizen**

## 7. Advertising

- LS Tribune
- KC Star/Lee's Summit Journal - <http://www.kansascity.com/news/local/community/ljournal/>
- The Call <http://www.kccall.com/contact/>
- Dos Mundos <http://dosmundos.com/webpress/>

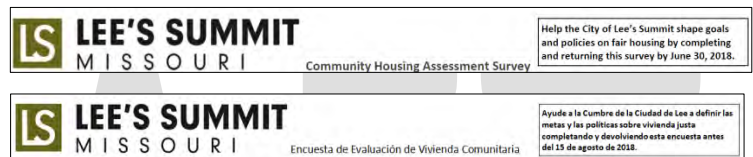
During the consultation process, not all listed above were contacted or successfully contacted to participate. Many of them were contacted but did not participate in the consultation events.

### Public Surveys (1)

To solicit public input on barriers to fair housing choice, three separate surveys were developed, one for the general public, one for housing builders/developers, and one for financial institutions and mortgage lenders.

These surveys were conducted from mid-May to the end of June of 2018. The Community (Citizen) Survey was provided in two languages (English and Spanish). All three surveys were provided electronically through a dedicated website and by email and on hard-copy via mailing and available at numerous public locations throughout the City. About 470 citizens took the English survey and 1 person took the Spanish survey.

The City distributed the survey for local and regional builders and developers with the help of the Greater Kansas City Homebuilders Association and 5 responders completed the survey. A survey was also conducted targeting local financial institutions and mortgage lenders and a total of 4 respondents took the survey. The summary of all survey results is provided in the Public Input Results section of this report. The actual surveys and detailed summaries of the surveys are included in the Appendices.



### Public Forums (1)

Public forums were designed to engage local and regional service providers, public agencies and housing providers and services for input on fair housing barriers. The Service Providers Forum was held in City Hall on June 12, 2018 with 17 participants representing 13 agencies and organizations. The Housing Providers Forum was scheduled for July 17 but was cancelled later due to low interest in attendance.

### Conference Calls



Some agencies that had schedule conflicts approached the City for conference call interviews, including Missouri Department Social Services, Family Support Division, Jackson County Health Department and Metro Organization for Race and Economic Equity (MORE<sup>2</sup>).

### ***City Department Consultation and Assessment***

During the consultation process, various departments of the City government were asked to provide assessment of their policies, programs, use of public investments, procedures and practices that either support fair housing choice and fair access to opportunities or hinder them. Here presented below is a summary of their responses and feedback.

#### **Public Works (Public Infrastructure):**

- On Policies – Policies have been adopted regarding non-motorized transport such as the sidewalk plan, bicycle plan and ADA Transition Plan for public rights of way. The City has also adopted a public transit plan that is fully compliant with federal law. These plans promote access to and from housing. Maintenance of public infrastructure is based strictly upon condition of infrastructure. Areas for improvements are not selected based on economic status, political subdivisions, etc. but on conditions determined through inspections and assessments.
- On Programs and Projects – The City has a sidewalk program that prioritized planning, construction and maintenance of sidewalks. Design, construction and maintenance are aimed toward maintaining sidewalks in an ADA compliant manner to ensure access among all users including protected classes. The City has an on-demand transit system that serves the entire community within the corporate city limits. A regular transit stop is located at TMC Lakewood that connects to the Blue Ridge Crossing regional transit center. All capital improvement projects for transportation follow the City's Complete Streets policies. Road projects install multimodal facilities that include street lighting, sidewalks, trails, and bike facilities. The City has completed several road diet projects that converted 4-lane roads into 3-lane multi-modal routes. Legal precedence has established that an asphalt overlay and street construction or re-construction are significant events that require removing barriers from existing facilities. The City's annual curb program removes barriers to access by installing curb ramps ahead of the overlay program. All new construction requires curb ramp installation.
- On Lack of Public Policy and Investment – In regards to Public Works, there is no lack of policy or investment. The PW policy for infrastructure maintenance, operations, and installation is based solely on condition or established master plan documents. There is no political distribution of projects. Investment is a regular annual expense, for which the total budgets have generally increased in small increments from year to year. Maintenance programs are based on condition assessments. New construction projects have been identified in master planning documents, and the sequencing priorities have been established by voters and the City Council.
- On Needs – Completing the ADA transition plan is a critical shortfall. The ADA transition plan is an all-encompassing document that relies heavily on facilities, building inspections, and planning. The right of way component is small piece of the ADA plan requirements. Neighborhood street gaps are critical issues that deny access to protected classes. On a smaller scale, sidewalk gaps issues are also denying access to those who would use sidewalks along established streets. The sidewalk gap issue was created,

and continues to grow due to the process, in which new development is asked to install sidewalks. The approach is piecemeal, putting the burden on builders and homeowners to build small segments of sidewalks on individual pieces of property. The current sidewalk maintenance policies do not promote access for protected classes. Sidewalk snow removal by property owners is not required by City policy or Property Maintenance Codes, but snow removal has been specifically cited by the Department of Justice as a requirement to maintain ADA compliance. The City has very limited access to regional transit. The only regular route is from TMC Lakewood to the Blue Ridge Crossing transit center. A transit study presented to City Council in 2017 indicated the cost to establish regularly schedule routes would be significant, and that those routes may not have a large ridership. Based on that information, City Council chose not to expand the City's transit service to include regularly scheduled routes as outlined in the study.

### **Water Utilities**

- Offers a water/sewer bill flexible payment arrangement where customers can choose to make payments based on financial circumstances. However, no bill forgiveness is being offered for customers who are not able to pay due to financial issues.
- Water/Sewer system improvements are driven by need (age, size, conditions, etc.). Projects and funding decisions are based on need. In recent years, a number of improvement projects have been completed in the downtown area to improve service and correct deficiencies, benefiting the area that has the highest percentage of LMI residents in the City.
- Department cooperates with other local agencies assisting clients under different financial difficulties.

### **Parks and Recreation**

- The department currently operates two programs, Work Program and Angel Fund. These programs assist people and families with economic hardships so they can participate in parks and recreation activities. The programs benefit families who already qualify for discounted lunches in the school district.
- Several neighborhood park improvements have been done in recent years to improve service to disadvantaged population or area.
- The Department program offers special events free of charge to help with certain age groups and population of different culture.

### **Police**

- Police Department has a very strong anti-bias policy. Officers are required to go through annual anti-bias training. The Department collects and analyzes data and statistics quarterly to identify any sign of bias in law enforcement.
- C.R.T. (Community Oriented Policing Crime Reduction Team) is a program with assigned police officers to address crime and quality of life issues for citizens who reside within a target zone (often low income neighborhoods). The goal is to add extra community policing to prevent or deter crime in an area known to have crime issues.

- The Lee's Summit Police Department and the Lee's Summit Police Officer's Association also offer an annual Shop with a Cop program. Officers pair up with underprivileged children selected by school counselors in the School District. Officers pick up the children from school and take them shopping. In addition, the Department also partners with the School District to help with the underprivileged children.
- The Department has bilingual and multilingual officers and offers language assistance as needed by City departments.

## Finance

- At the Cashiers counter, we hired bilingual personnel for language assistance as needed.

## Development Services

- The community needs affordable housing.

## Administration

- City has secured a service to provide translations and language assistance as needed by City departments.
- Human Relations Commission has an annual budget for events celebrating Dr. Martin Luther King, Jr. on MLK's Day.
- The City participates in local organization events assisting persons in need.

## Planning

- Community for All Ages certification program through MARC helps close the gaps among needs of different age groups.

## Information and Data Collection

Information and data were connected from many governmental and non-governmental agencies useful for the study, including Census statistics, housing related complaints filed, mortgage application and approval data, housing related public assistance program information, and so forth. More details are discussed in the next section.

The second round of public consultation was conducted in October and November 2018. The purpose of this round is to solicit public input to help with the development of goals and strategies to overcome the identified barriers to fair housing choice. Again, several different formats were offered. A public survey was created in both English and Spanish and was conducted online and in hard copy. 84 people participated in this survey. A public meeting was held in the Gamber Community Center on October 22 for the general public and a public forum



was held in the City Hall on November 1. Four people attended the public meeting and seven attendees participated in the discussion at the public forum.

The public survey, the public meeting and public forum all served the same purpose: to allow the participants to see the key identified impediments through the first round public input and provide their thoughts on the strategies and actions the City ought to consider in order to address these impediments. A summary of these public events is presented in the Public Input Results section later.

The final phase of the public consultation process included several opportunities for public involvement in finalizing the AI. A public comment period was from February ... to March ... where the draft AI was made available for public review and comment. A public hearing was held by the City Council Community and Economic Development Committee (CEDC) to discuss the draft AI and to hear from the public regarding the study before the City Council approval of the AI.

## Research, Data Gathering and Analysis

Extensive research efforts were made by City staff to collect data from a host of resources. These data were analyzed to generate trends, to understand current status and conditions and identify issues that have contributed to barriers to fair housing choice and access to opportunities.

## Presentation of Results

The results generated from different public participation events as well as staff research and analytical work were prepared and released to the public through the City's website or at the public events that followed. The results were both presented in a summary format and in the entirety. The purpose of releasing these results during the AI process was to facilitate understanding of identified patterns and issues and encourage further public engagement in developing solutions. It also ensures that the participating individuals see that the input they have contributed was taken into consideration and was helping in generating positive results for the community.

## Development of Goals and Strategies

Following the identification of the existing and potential barriers to fair housing choice, the development of local and regional goals and strategies was in order. The public was again asked to be engaged in a dialogue to prioritize issues and recommend strategies, resources and actions to improve access to opportunities in terms of fair housing choice. As discussed above, public surveys, meetings and forums were offered at different times to solicit public input. Even though the level of participation was relatively limited, valuable information was collected for drafting the goals and strategies.

## Public Review and Comment

The public was given another opportunity towards the end of the AI process to review of the draft AI document and provide further input and comment before the AI was finalized for adoption and implementation. The draft AI was released to the public for review and comment during the months of .....

## Plan Adoption

The final draft of the AI was presented to the City Council Committee (CEDC) at a public hearing for discussion and public input. The CEDC recommended the adoption of the AI by the full City Council...

## Background Data and Analysis

A comprehensive research and analysis of the community's historic trends and current conditions was conducted to lay the foundation to help with the identification of barriers to access to opportunities. Statistical data were collected from various sources, including data provided by HUD through its AFFH-T online service, and examined for patterns of integration/segregation based on race, ethnicity, national origin, age, disability, familial status or income. Housing data were also analyzed to identify undesirable patterns.

### Population

#### Population Trends

Lee's Summit is located in Eastern Jackson County, Missouri, in the Kansas City Metropolitan Area. The City originated as a bedroom community in the Kansas City region. The community has experienced significant growth over the past decades. As seen in the table below, the community had a population of only 8,267 by 1960 and today its population is more than ten times that of 1960. Based on the City's most recent estimate, by the end of 2017, the population reached 97,000. Business growth, employment growth and economic boom followed the rapid population growth. Today, Lee's Summit is no longer considered a bedroom community. The population growth trend is depicted in the charts below.

Year	Population	Net Growth	Percent Growth
1960	8,267		
1970	16,204	16,204	96.01%
1980	28,742	12,538	77.38%
1990	46,418	33,880	61.50%
2000	70,700	36,820	52.31%
2010	91,364	54,544	29.23%
2017*	97,135	42,591	6.32%

Table 2. Population Growth Trend

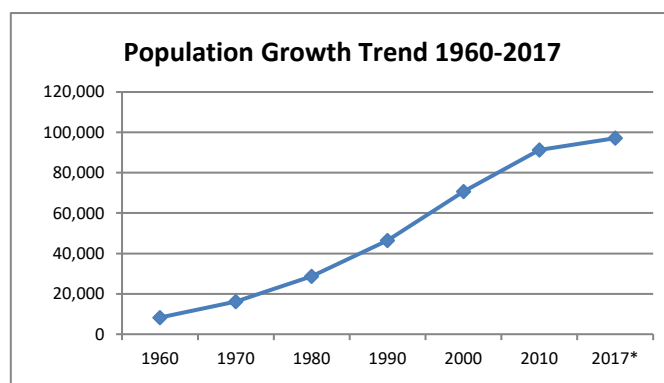


Chart 1. Population Growth Trend

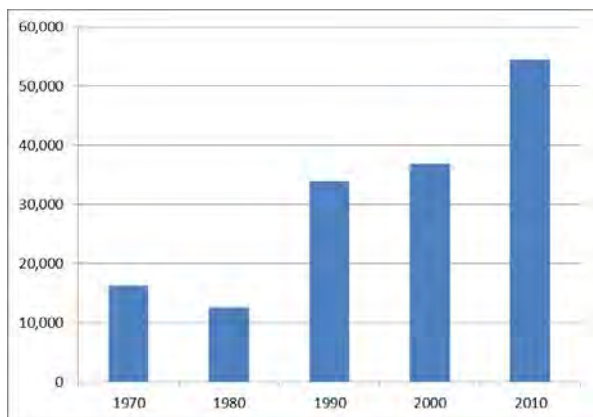


Chart 2. Persons Added By Decade

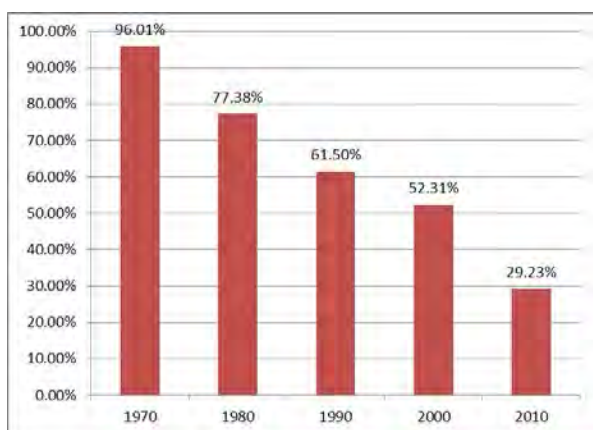


Chart 3. Percent Population Growth By Decade

### National Origin

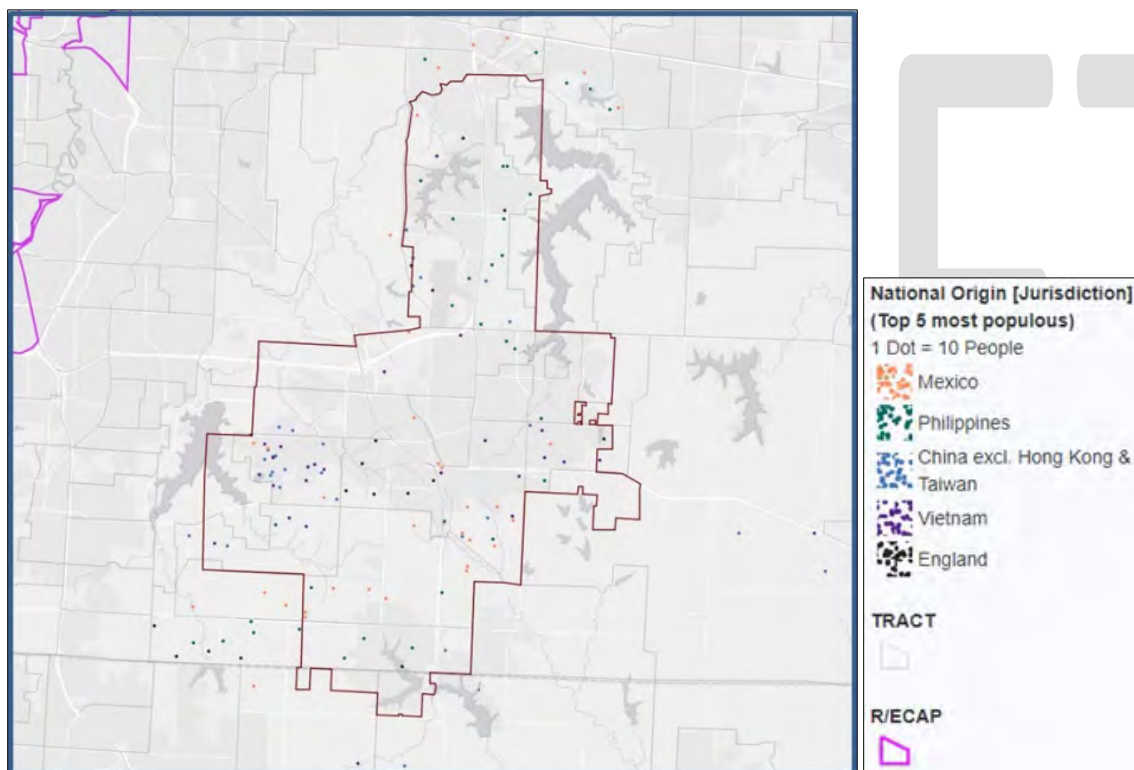
Lee's Summit was a community of predominately whites with a very small percentage of persons of other nationalities and, in the past few decades, as the Census data indicate, the City has experienced more significant growth among people of other national origins than European countries. The same general growth trend is also reflected in the Kansas City, MO-KS Region with minor differences. Mexico is on the top of the list for both the City and the region in terms of its percentage share of the total population. The table below provides top 10 national origins and the percentage share of the total.

National Origin	(Lee's Summit, MO CDBG) Jurisdiction			(Kansas City, MO-KS) Region		
#1 country of origin	Mexico	306	0.36%	Mexico	44,803	2.38%
#2 country of origin	Philippines	288	0.34%	India	8,283	0.44%
#3 country of origin	China excl. Hong Kong & Taiwan	243	0.28%	Vietnam	5,044	0.27%
#4 country of origin	Vietnam	209	0.24%	China excl. Hong Kong & Taiwan	4,013	0.21%
#5 country of origin	England	169	0.20%	Philippines	3,604	0.19%
#6 country of origin	Taiwan	149	0.17%	Korea	3,553	0.19%

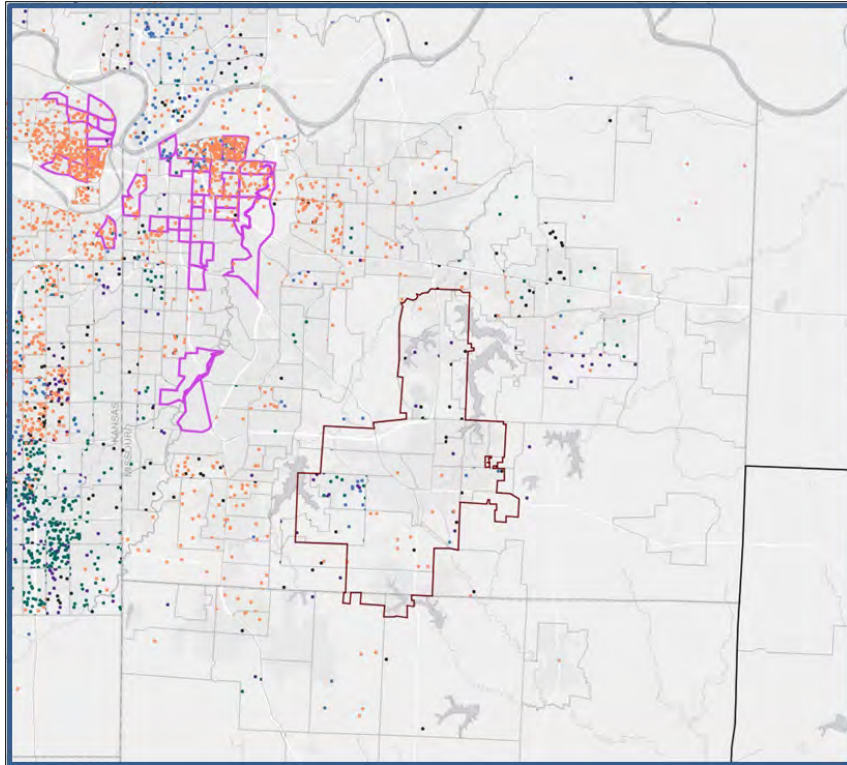
#7 country of origin	India	146	0.17%	El Salvador	2,748	0.15%
#8 country of origin	Iran	132	0.15%	Germany	2,721	0.14%
#9 country of origin	Pakistan	128	0.15%	Honduras	2,718	0.14%
#10 country of origin	Canada	118	0.14%	Guatemala	2,512	0.13%

**Table 3. Top 10 National Origins and Percentage Shares**

The AFFH-T maps that follow depict geographic locations of the top five of these population groups by Census Tracts for Lee's Summit area and for the region. In the Lee's Summit map, there is no clear pattern of concentration of people of any particular national origin, suggesting that they are relatively evenly dispersed, whereas in certain areas of the region, particularly in Kansas City, MO, Kansas City, KS, and southern part of Johnson County, there appear to be concentrations of population of certain national origins as represented by dense clusters of dots of the same color. It can be concluded that in terms of national origin, population in Lee's Summit is better integrated than the region as a whole.



**Map 4. Population by National Origin Lee's Summit**



Map 5. Population by National Origin Region

### ***Race and Ethnicity***

As discussed earlier, Lee's Summit population has experienced rapid growth in the past decades. More noticeable growth has occurred among non-white persons than white persons. Though white and non-Hispanic persons have continued to be the predominant racial group of Lee's Summit population, the percentage share of this racial group has been dropping, from over 96% in 1990 to about 84% today, whereas, the racial and ethnic groups of non-white and Hispanic and Non-Hispanic population has gone up.

Among the minority groups, Black, Non-Hispanic population in Lee's Summit has grown more dramatically than other minority groups, immediately follow by Hispanic population. Compared to the Kansas City region, similar trends are noticeable. The key difference is that in the region, the percentage share of the Black, Non-Hispanic population has seen almost no change between 1990 and today whereas the same racial group has grown from less than 2% in 1990 to over 8% today in Lee's Summit. In the Kansas City region, the Hispanic population growth has been the most significant.

The table and charts below give trend comparisons among different racial groups and between Lee's Summit and Kansas City Region.

	(Lee's Summit, MO CDBG) Jurisdiction										
	1990 Trend		2000 Trend			2010 Trend			Current		
Race/Ethnicity	#	%Distr .	#	%Chng	%Distr .	#	%Chng	%Distr .	#	%Chng	%Distr .
White, Non-Hispanic	42,181	96.4%	65,333	54.9%	91.9%	76,674	17.4%	83.9%	76,674	0.0%	83.9%
Black, Non-Hispanic	745	1.7%	2,747	268.7%	3.9%	8,308	202.4%	9.1%	7,418	-	8.1%
Hispanic	393	0.9%	1,393	254.5%	2.0%	3,519	152.6%	3.8%	3,519	0.0%	3.8%
Asian or Pacific Islander, Non-Hispanic	229	0.5%	925	303.9%	1.3%	2,168	134.4%	2.4%	1,619	-	1.8%
Native American, Non-Hispanic	135	0.3%	501	271.1%	0.7%	596	19.0%	0.6%	257	-	0.3%
Total	43,683		70,899	62.3%		91,265	28.7%		89,487	-1.9%	
	(Kansas City, MO-KS) Region										
	1990 Trend		2000 Trend			2010 Trend			Current		
Race/Ethnicity	#	%Distr .	#	%Chng	%Distr .	#	%Chng	%Distr .	#	%Chng	%Distr .
White, Non-Hispanic	1,344,147	83.2%	1,425,558	6.1%	78.7%	1,491,008	4.6%	74.2%	1,491,008	0.0%	74.2%
Black, Non-Hispanic	199,124	12.3%	235,400	18.2%	13.0%	271,936	15.5%	13.5%	250,243	-8.0%	12.4%
Hispanic	45,250	2.8%	93,139	105.8%	5.1%	165,746	78.0%	8.3%	165,746	0.0%	8.3%
Asian or Pacific Islander, Non-Hispanic	16,594	1.0%	35,430	113.5%	2.0%	58,682	65.6%	2.9%	48,631	-17.1%	2.4%
Native American, Non-Hispanic	7,013	0.4%	16,228	131.4%	0.9%	18,826	16.0%	0.9%	8,260	-56.1%	0.4%
Total	1,612,128		1,805,755	12.0%		2,006,198	11.1%		1,963,888	-2.1%	

Table 4. Demographic Trends

Heping's note: It appears that the percentage distribution of races and ethnicity does not match the true calculations based on calculated totals.

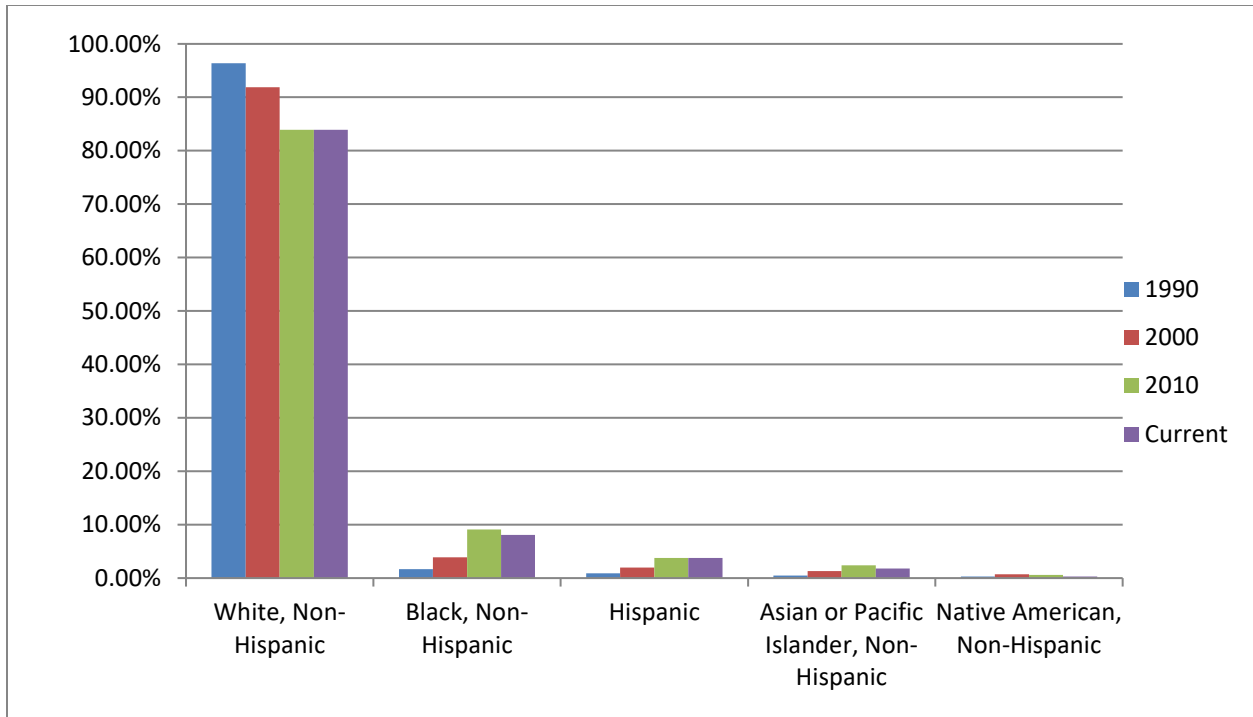


Chart 4. Lee's Summit percentage change by decade: Race/Ethnicity

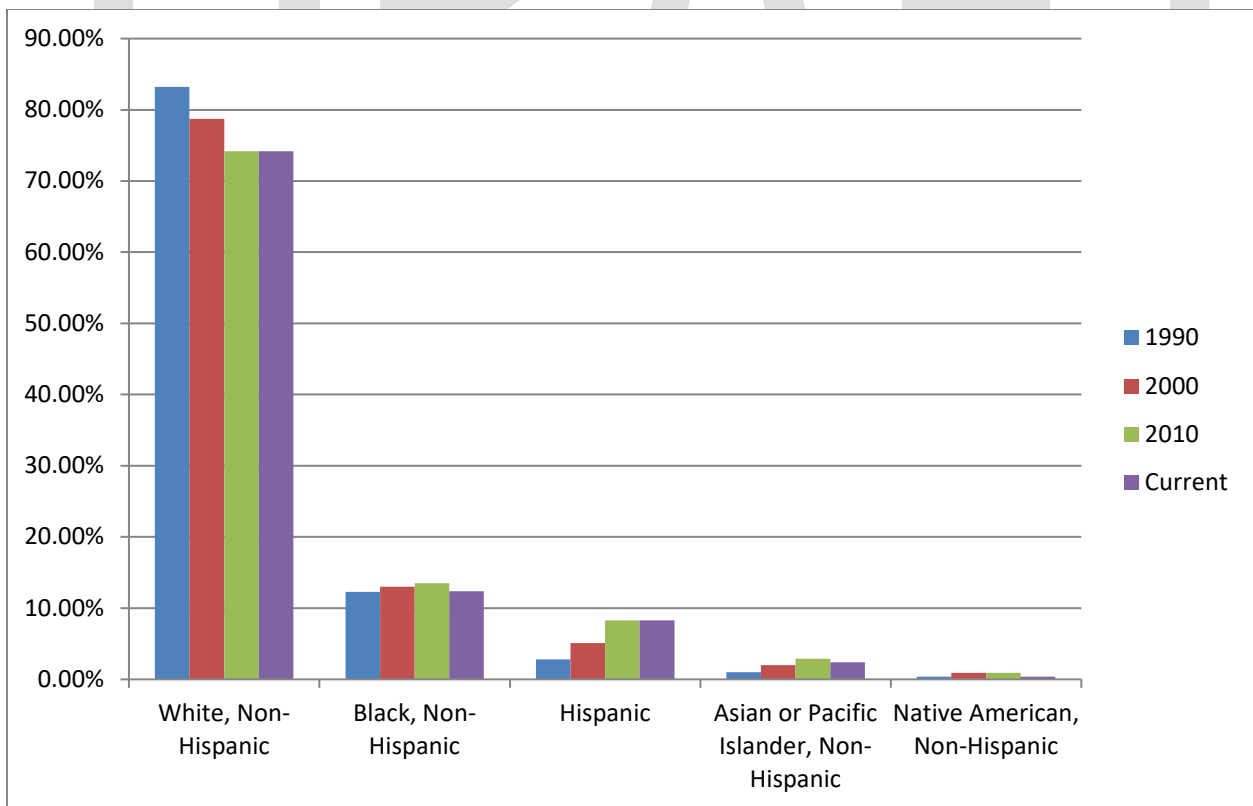
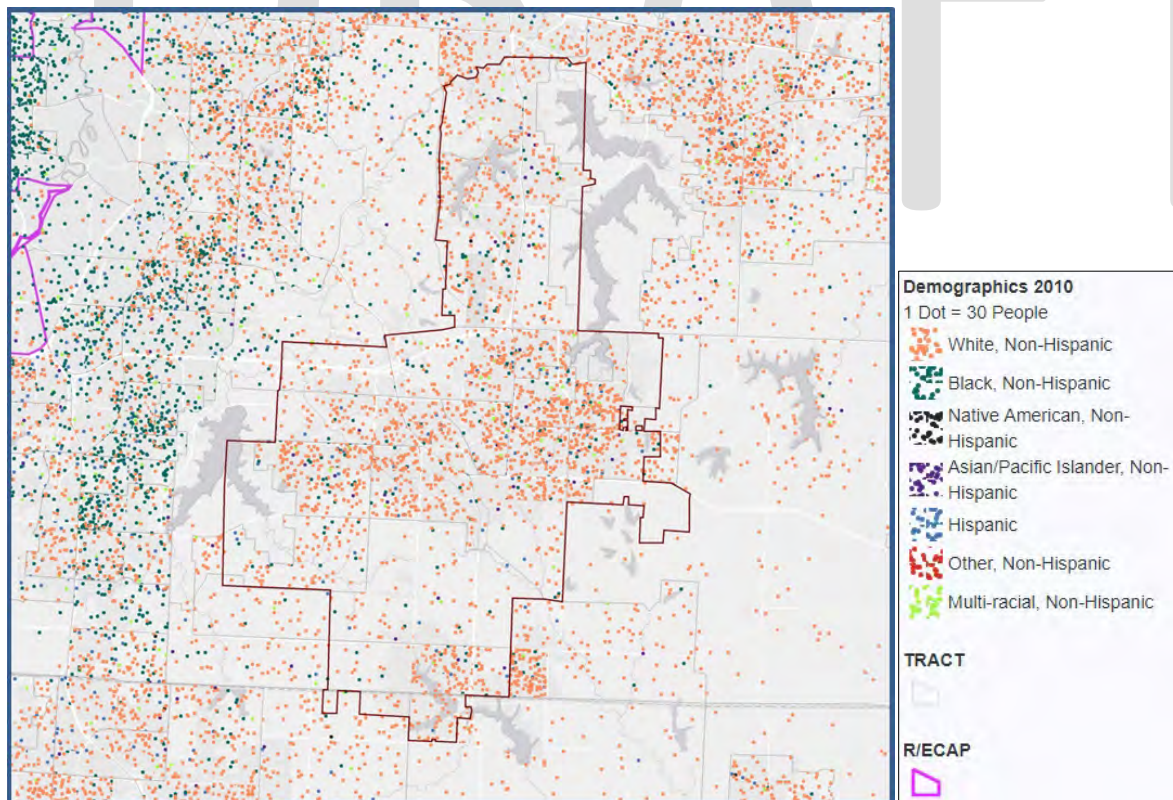


Chart 5. Kansas City MO-KS Region percentage change by decade: Race/Ethnicity

	(Lee's Summit, MO CDBG) Jurisdiction			
Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	17.04	11.36	10.61	17.64
Black/White	21.87	17.47	13.96	23.28
Hispanic/White	13.63	10.76	13.54	14.16
Asian or Pacific Islander/White	20.27	14.80	16.90	24.44
	(Kansas City, MO-KS) Region			
Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	60.43	54.38	45.36	49.77
Black/White	72.72	69.18	58.57	63.20
Hispanic/White	39.75	45.69	44.42	46.61
Asian or Pacific Islander/White	34.41	35.09	34.14	41.09

Table 5. Racial/Ethnic Dissimilarity

The AFFH-T map below depicts population distribution by race/ethnicity based on 2010 Census data for Lee's Summit and the Kansas City, MO-KS region. Lee's Summit population distribution shows a pattern of white, Non-Hispanic dominance with other racial/ethnic groups well integrated geographically (without a clear pattern of racial/ethnic concentration or segregation).



Map 6. Population Distribution By Race/Ethnicity

## Age, Gender and Disabilities

This section examines the population composition by age groups and disability characteristics. One of the most significant changes of demographic characteristics in recent years has been the age distribution of population. Changes in population composition by age are important in many ways. People of different age have different interests, needs, and abilities. These differences translate to different focuses at different times for any community or region. The lack of shift in focuses based on shift in demographics will result in undesirable conditions for certain segments of the population.

The tables below contain Lee's Summit population by age group from the 2016 ACS 5-Year Estimates and that of Kansas City MO-KS Metro Area. The age distribution of Lee's Summit is not significantly different from the metro area population composition. However, one important aspect of the age distribution patterns is that the percentages of older age groups have been increasing.

**Table 6. Lee's Summit Population Age Distribution**

Subject	Lee's Summit city, Missouri		
	Estimate	Margin of Error	Percent
AGE			
Total population	94,257	+/-285	94,257
Under 5 years	6,376	+/-531	6.8%
5 to 9 years	6,676	+/-508	7.1%
10 to 14 years	7,895	+/-629	8.4%
15 to 19 years	6,382	+/-490	6.8%
20 to 24 years	4,411	+/-487	4.7%
25 to 34 years	11,693	+/-770	12.4%
35 to 44 years	12,416	+/-570	13.2%
45 to 54 years	13,868	+/-682	14.7%
55 to 59 years	6,397	+/-546	6.8%
60 to 64 years	5,432	+/-519	5.8%
65 to 74 years	7,185	+/-355	7.6%
75 to 84 years	3,521	+/-347	3.7%
85 years and over	2,005	+/-362	2.1%

Source: ACS 2016 5-Year Estimates

**Table 7. Region Population Age Distribution**

Subject	Kansas City, MO-KS Metro Area	
	Total	
	Estimate	
Total population	2,070,147	
AGE		
Under 5 years	6.7%	
5 to 9 years	7.0%	
10 to 14 years	7.1%	
15 to 19 years	6.4%	
20 to 24 years	6.0%	
25 to 34 years	14.1%	

35 to 44 years	13.2%
45 to 54 years	13.8%
55 to 59 years	6.8%
60 to 64 years	5.7%
65 to 74 years	7.6%
75 to 84 years	3.9%
85 years and over	1.8%

Source: Census 2016 5-Year ACS Estimates

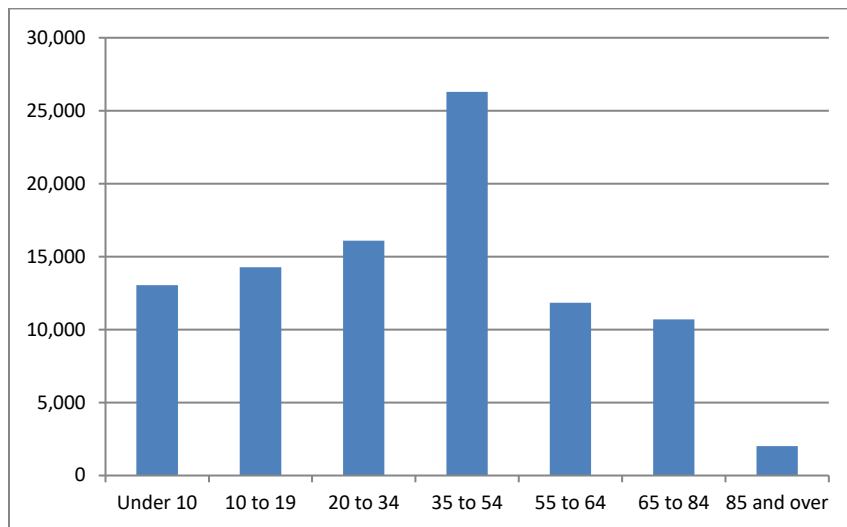


Chart 6. Lee's Summit Population By Age Group

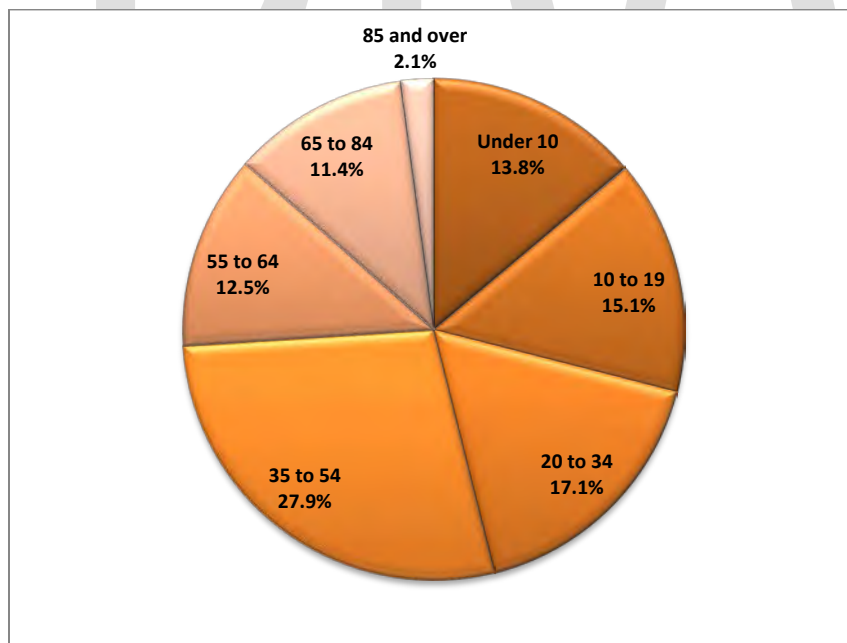


Chart 7. Percentage Distribution of Lee's Summit Population By Age Group

The AFFH-T data below show changes between 1990 and today in terms of population by gender, by age group, and by family type. Throughout the trend period, percentage shares between male and female population in Lee's Summit have been relatively stable, with female population slightly surpassing male population. The same can be said about the region as a whole.

A close examination of the data provided by the AFFH-T reveals that there is some difference between age group distributions for seniors 65+ as presented in the table below and the same age group distribution presented by the Census ACS shown above. The percentage shares of seniors 65+ in the table below seem to suggest that there has been hardly any change over three decades.

**Table 8. Demographic Trends By Gender, Age and Family Type**

	<b>(Lee's Summit, MO CDBG) Jurisdiction</b>							
<b>Gender</b>	<b>1990 Trend</b>		<b>2000 Trend</b>		<b>2010 Trend</b>		<b>Current</b>	
Male	20,604	47.3%	34,076	47.8%	43,806	47.9%	43,806	47.9%
Female	22,984	52.7%	37,139	52.2%	47,624	52.1%	47,624	52.1%
<b>Age</b>								
Under 18	11,919	27.3%	21,004	29.5%	25,511	27.9%	25,511	27.9%
18-64	26,588	61.0%	42,845	60.2%	55,311	60.5%	55,311	60.5%
65+	5,081	11.7%	7,366	10.3%	10,608	11.6%	10,608	11.6%
<b>Family Type</b>								
Families with children	6,350	53.2%	8,272	55.6%	12,787	50.8%	12,787	50.8%
	<b>(Kansas City, MO-KS) Region</b>							
<b>Gender</b>	<b>1990 Trend</b>		<b>2000 Trend</b>		<b>2010 Trend</b>		<b>Current</b>	
Male	780,177	48.3%	881,910	48.7%	983,446	48.9%	983,446	48.9%
Female	834,325	51.7%	929,342	51.3%	1,025,896	51.1%	1,025,896	51.1%
<b>Age</b>								
Under 18	425,934	26.4%	493,006	27.2%	515,110	25.6%	515,110	25.6%
18-64	997,845	61.8%	1,109,680	61.3%	1,254,281	62.4%	1,254,281	62.4%
65+	190,724	11.8%	208,566	11.5%	239,951	11.9%	239,951	11.9%
<b>Family Type</b>								
Families with children	215,616	49.6%	192,201	49.2%	244,748	47.0%	244,748	47.0%

Source: HUD AFFH-T

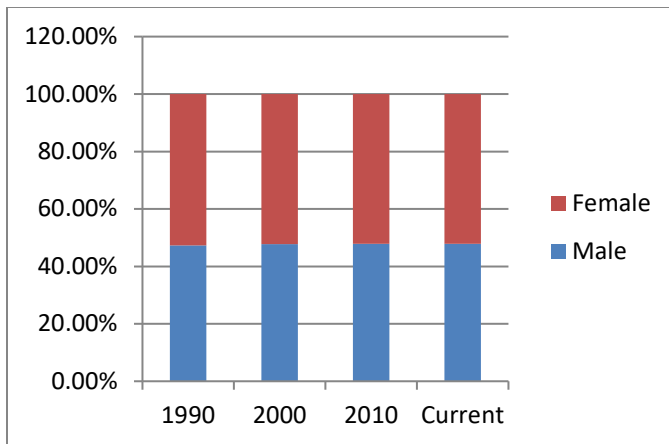


Chart 8. Lee's Summit population distribution trends: Sex

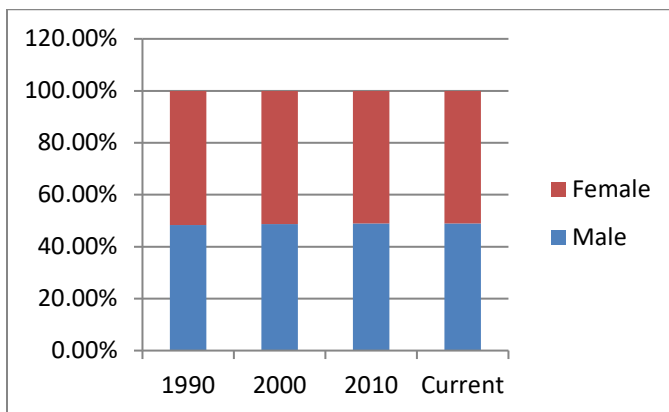


Chart 9. Kansas City MO-KS Region population distribution trends: Sex

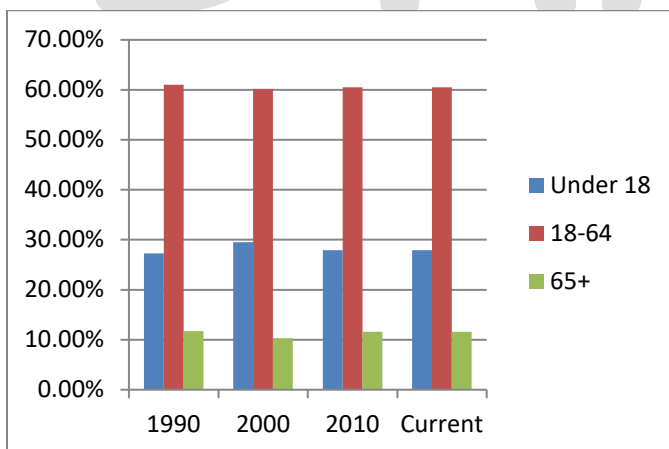
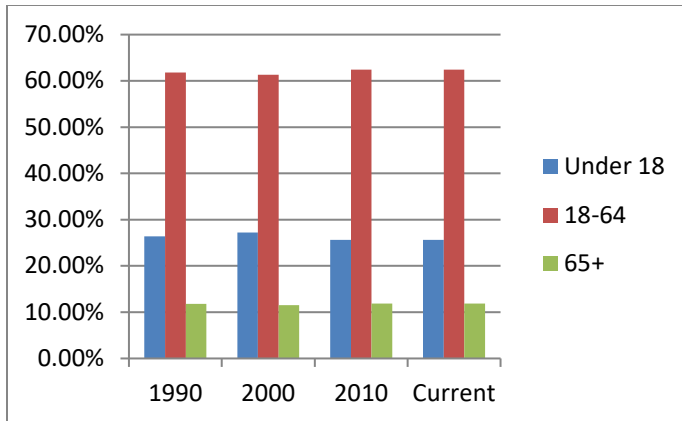
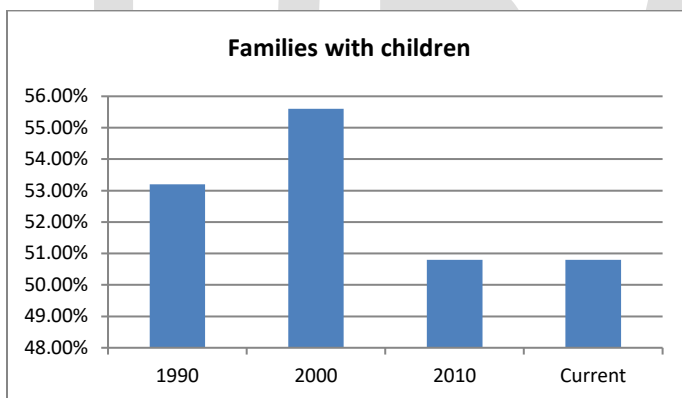


Chart 10. Lee's Summit population distribution trends: Age

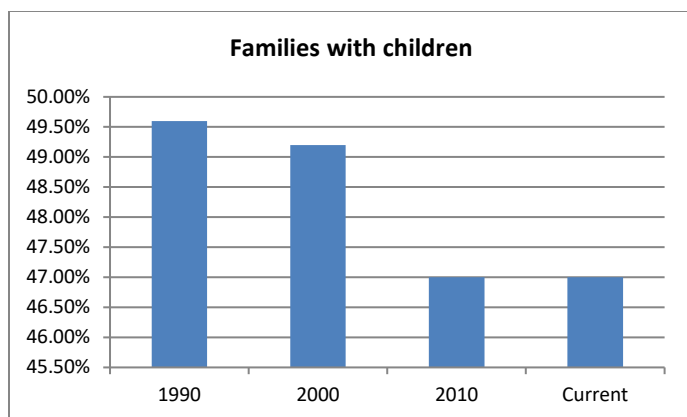


**Chart 11. Kansas City MO-KS Region population distribution trends: Age**

There have been more family households with children in Lee’s Summit than in the metro area consistently for decades, as shown in the table above and the charts below. In the region as a whole, the percentage share of families with children has been following a downward trend since 1990. In Lee’s Summit, on the other hand, the share of family households with children went up in the 1990’s and has dropped significantly since 2000. The most recent two decades have seen numbers of families with children drop both locally and regionally. This is a significant change in household composition that has important implications for the types of housing and other needs.



**Chart 12. Lee’s Summit Families with Children Trends: Percentage Change**



**Chart 13. Kansas City MO-KS Region Families with Children Trends: Percentage Change**

Data were made available by HUD through the AFFH-T to allow communities and regions to understand the magnitude of the current population with disabilities by age groups, as seen in the table below. People with disabilities have special needs due to physical and psychological limitations and require special attention, service and accommodations.

**Table 9. People with Disabilities By Age Group**

	(Lee's Summit, MO CDBG) Jurisdiction		(Kansas City, MO-KS) Region	
Age of People with Disabilities	#	%	#	%
age 5-17 with Disabilities	669	0.79%	17,830	0.96%
age 18-64 with Disabilities	3,682	4.32%	122,733	6.60%
age 65+ with Disabilities	3,481	4.09%	86,357	4.65%

Source: HUD AFFH-T

It is obvious that as people get older, they are more prone to disabilities associated with older age. The numbers suggest that people 65 and over have higher rate of disabilities. This is true at the local level as well as at the regional level. The percentage shares for the age bracket 18-64 are higher on their face values, however, compared with other age brackets, this bracket has significantly more people than the other two. So relatively speaking, we can conclude that people in the older age groups are more likely to develop disabilities than younger age groups. There are no equivalent data available to allow comparison to identify trends overtime.

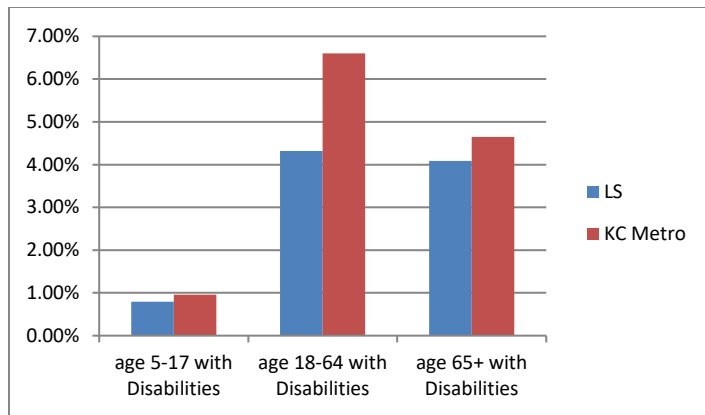


Chart 14. Disability by Age Group: LS/KC Metro Comparison

Table 10. Persons with Disabilities by Type

Disability Type	(Lee's Summit, MO CDBG) Jurisdiction		(Kansas City, MO-KS) Region	
	#	%	#	%
Hearing difficulty	2,223	2.61%	66,519	3.58%
Vision difficulty	1,339	1.57%	36,411	1.96%
Cognitive difficulty	3,132	3.68%	85,891	4.62%
Ambulatory difficulty	3,991	4.69%	118,532	6.38%
Self-care difficulty	1,334	1.57%	41,228	2.22%
Independent living difficulty	2,635	3.09%	77,142	4.15%

Source: HUD AFFH-T

The table above goes further to break disabilities down to different types. The highest percentage of population in both Lee's Summit and the region that have disabilities are associated with ambulatory difficulties, followed by people with cognitive difficulties. People with independent living difficulties come third. Most people with these three types of difficulties may have mobility limitations that require accessibility accommodations.

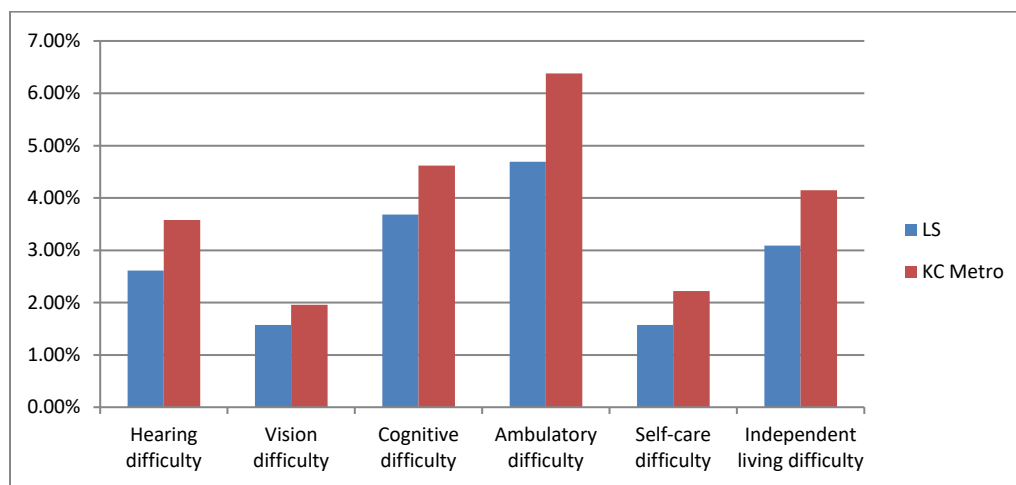
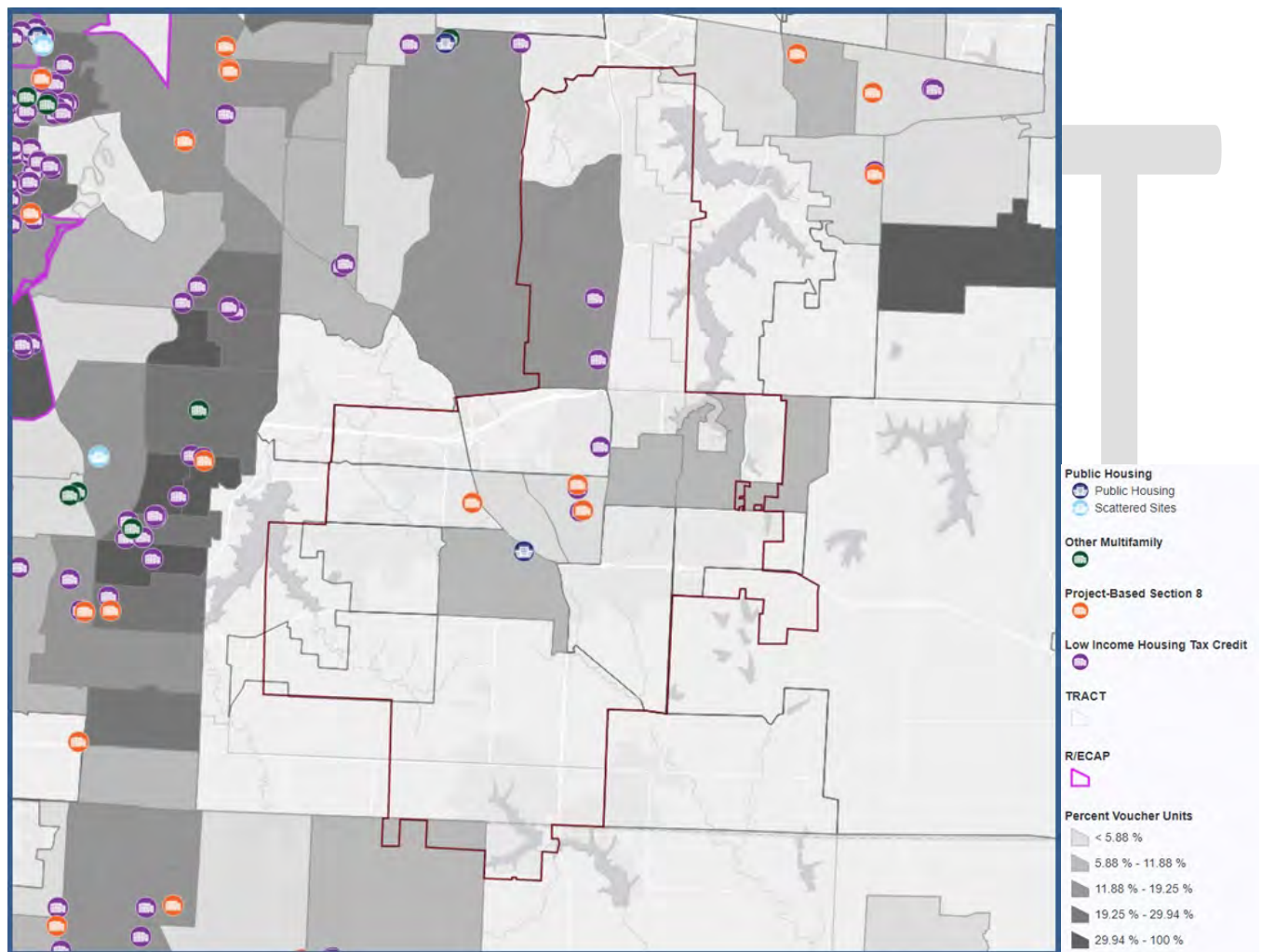


Chart 15. Lee's Summit/KC MO-KS Metro Persons with Disabilities by Type: Percentage of Total Population

HUD provides location maps as seen below of publicly supported housing types, which include Public Housing (typically operated by a local or regional public housing authorities, referred to by HUD as PHAs), Project-Based Section 8 housing, Low Income Tax Credit Housing and Other Multifamily housing. Lee's Summit Housing Authority operates multifamily rental establishments at two different locations, Lea Haven in the downtown area and Duncan Estates south of US 50 Highway, west of M-291. These two establishments have a combined total of 166 apartment units. Lee's Summit has three Project-Based Section 8 housing establishments, and five Low Income Tax Credit housing establishments. No Other Multifamily housing is identified in the City. HUD provides Housing Choice Vouchers to qualified low income renters through the local PHAs. In the map, Census Tracts are symbolized with shades of gray to indicate percentage distribution of voucher units within a voucher program region.



**Map 7. Publicly Supported Housing by Location**

*(Note: According to AFFH-T, Percent Voucher Units values are based on Natural Breaks classification for a regional distribution)*

The following statistics provided by HUD focus on residents of publicly supported housing units or housing establishments who have disabilities. In Lee's Summit, public housing has the highest percentage of residents with disabilities, followed by project-based Section 8 housing residents. The Kansas City MO-KS region has a much

higher percentage of public housing residents with disabilities. Other housing establishment types share close to equal percentage of residents with disabilities. The percentages in all housing types are higher for the region as a whole than for Lee's Summit.

**Table 11. People with Disabilities by Publicly Supported Housing Establishment**

<b>(Lee's Summit, MO CDBG) Jurisdiction</b>		<b>People with a Disability</b>	
		<b>#</b>	<b>%</b>
Public Housing		31	27.43%
Project-Based Section 8		60	18.07%
Other Multifamily		N/A	N/A
Housing Choice Voucher Program		53	14.13%
<b>(Kansas City, MO-KS) Region</b>		<b>People with a Disability</b>	
Public Housing		1,461	32.88%
Project-Based Section 8		1,803	20.72%
Other Multifamily		284	23.32%
Housing Choice Voucher Program		3,716	24.11%

Source: HUD AFFH-T

### ***Familial Status, Marital Status, Sexual Orientation***

Demographic changes are also reflected in the composition of households and families and need the attention of the communities and the region. This section of the report examines statistics from the most recent 2016 5-Year ACS estimates of the U.S. Census Bureau to identify key characteristics of today's households and families and characteristics of household and family members.

**Table 12. Household and Family Characteristics - Lee's Summit**

<b>Subject</b>	<b>Lee's Summit city, Missouri</b>					
	<b>Total</b>		<b>Married-couple family household</b>		<b>Male householder, no wife present, family household</b>	
	<b>Estimate</b>	<b>Margin of Error</b>	<b>Estimate</b>	<b>Margin of Error</b>	<b>Estimate</b>	<b>Margin of Error</b>
Total households	34,665	+/-497	20,827	+/-575	1,193	+/-218
Average household size	2.7	+/-0.04	3.24	+/-0.05	3.15	+/-0.25
<b>FAMILIES</b>						
Total families	25,695	+/-437	20,827	+/-575	1,193	+/-218
Average family size	3.15	+/-0.05	3.22	+/-0.05	2.83	+/-0.19
<b>AGE OF OWN CHILDREN</b>						
Households with own children of the householder under 18 years	12,296	+/-377	9,301	+/-365	591	+/-161
Under 6 years only	20.90%	+/-2.2	21.50%	+/-2.4	24.50%	+/-12.7
Under 6 years and 6 to 17 years	16.60%	+/-2.3	17.80%	+/-2.9	15.10%	+/-9.5
6 to 17 years only	62.60%	+/-2.6	60.70%	+/-3.0	60.40%	+/-14.5
Total households	34,665	+/-497	20,827	+/-575	1,193	+/-218
<b>SELECTED HOUSEHOLDS BY TYPE</b>						

Households with one or more people under 18 years	37.90%	+/-1.2	47.00%	+/-1.5	56.20%	+/-10.3
Households with one or more people 60 years and over	34.50%	+/-1.2	32.60%	+/-1.7	18.70%	+/-6.0
Householder living alone	20.90%	+/-1.1	(X)	(X)	(X)	(X)
65 years and over	9.40%	+/-0.8	(X)	(X)	(X)	(X)
UNMARRIED-PARTNER HOUSEHOLDS						
Same sex	0.40%	+/-0.2	(X)	(X)	(X)	(X)
Opposite sex	4.70%	+/-0.8	(X)	(X)	(X)	(X)

Source: Census 2016 5-Year ACS Estimates

Subject	Lee's Summit city, Missouri			
	Female householder, no husband present, family household		Nonfamily household	
	Estimate	Margin of Error	Estimate	Margin of Error
Total households	3,675	+/-432	8,970	+/-449
Average household size	3.07	+/-0.13	1.23	+/-0.04
FAMILIES				
Total families	3,675	+/-432	(X)	(X)
Average family size	2.86	+/-0.11	(X)	(X)
AGE OF OWN CHILDREN				
Households with own children of the householder under 18 years	2,404	+/-349	(X)	(X)
Under 6 years only	17.50%	+/-6.7	(X)	(X)
Under 6 years and 6 to 17 years	12.20%	+/-5.3	(X)	(X)
6 to 17 years only	70.30%	+/-6.5	(X)	(X)
Total households	3,675	+/-432	8,970	+/-449
SELECTED HOUSEHOLDS BY TYPE				
Households with one or more people under 18 years	72.20%	+/-5.4	0.50%	+/-0.4
Households with one or more people 60 years and over	20.10%	+/-4.7	46.70%	+/-3.6
Householder living alone	(X)	(X)	80.80%	+/-2.8
65 years and over	(X)	(X)	36.50%	+/-3.0
UNMARRIED-PARTNER HOUSEHOLDS				
Same sex	(X)	(X)	(X)	(X)
Opposite sex	(X)	(X)	(X)	(X)

Source: Census 2016 5-Year ACS Estimates

Table 13. Regional Household and Family Characteristics

Subject	Kansas City, MO-KS Metro Area					
	Total		Married-couple family household		Male householder, no wife present, family	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total households	806,553	+/-2,586	389,960	+/-3,002	36,886	+/-1,169
Average household size	2.53	+/-0.01	3.19	+/-0.01	3.31	+/-0.06
FAMILIES						
Total families	523,833	+/-2,789	389,960	+/-3,002	36,886	+/-1,169

Average family size	3.14	+/-0.01	3.17	+/-0.01	2.87	+/-0.05
AGE OF OWN CHILDREN						
Households with own children of the householder under 18 years	241,865	+/-1,979	163,419	+/-1,970	20,101	+/-808
Under 6 years only	23.5%	+/-0.6	23.9%	+/-0.7	25.9%	+/-2.3
Under 6 years and 6 to 17 years	19.4%	+/-0.5	20.4%	+/-0.6	13.9%	+/-2.0
6 to 17 years only	57.1%	+/-0.7	55.6%	+/-0.7	60.2%	+/-2.6
Total households	806,553	+/-2,586	389,960	+/-3,002	36,886	+/-1,169
SELECTED HOUSEHOLDS BY TYPE						
Households with one or more people under 18 years	32.8%	+/-0.2	44.4%	+/-0.4	61.2%	+/-1.6
Households with one or more people 60 years and over	33.4%	+/-0.2	33.2%	+/-0.3	21.0%	+/-1.4
Householder living alone	29.0%	+/-0.3	(X)	(X)	(X)	(X)
65 years and over	9.7%	+/-0.2	(X)	(X)	(X)	(X)
UNMARRIED-PARTNER HOUSEHOLDS						
Same sex	0.4%	+/-0.1	(X)	(X)	(X)	(X)
Opposite sex	5.8%	+/-0.2	(X)	(X)	(X)	(X)
UNITS IN STRUCTURE						
1-unit structures	77.6%	+/-0.2	92.0%	+/-0.3	76.1%	+/-1.6
2-or-more-unit structures	20.7%	+/-0.2	6.7%	+/-0.3	20.5%	+/-1.6
Mobile homes and all other types of units	1.7%	+/-0.1	1.3%	+/-0.1	3.4%	+/-0.6
HOUSING TENURE						
Owner-occupied housing units	65.1%	+/-0.3	83.7%	+/-0.4	52.3%	+/-2.2
Renter-occupied housing units	34.9%	+/-0.3	16.3%	+/-0.4	47.7%	+/-2.2

Subject	Kansas City, MO-KS Metro Area			
	Female householder, no husband present, family household		Nonfamily household	
	Estimate	Margin of Error	Estimate	Margin of Error
Total households	96,987	+/-1,952	282,720	+/-2,375
Average household size	3.32	+/-0.04	1.24	+/-0.01
FAMILIES				
Total families	96,987	+/-1,952	(X)	(X)
Average family size	3.10	+/-0.04	(X)	(X)
AGE OF OWN CHILDREN				
Households with own children of the householder under 18 years	58,345	+/-1,477	(X)	(X)
Under 6 years only	21.3%	+/-1.4	(X)	(X)
Under 6 years and 6 to 17 years	18.6%	+/-1.2	(X)	(X)
6 to 17 years only	60.2%	+/-1.7	(X)	(X)
Total households	96,987	+/-1,952	282,720	+/-2,375
SELECTED HOUSEHOLDS BY TYPE				
Households with one or more people under 18	68.4%	+/-0.9	0.9%	+/-0.1
Households with one or more people 60 years and over	22.0%	+/-0.9	39.3%	+/-0.5
Householder living alone	(X)	(X)	82.7%	+/-0.5
65 years and over	(X)	(X)	27.8%	+/-0.5

UNMARRIED-PARTNER HOUSEHOLDS				
Same sex	(X)	(X)	(X)	(X)
Opposite sex	(X)	(X)	(X)	(X)
UNITS IN STRUCTURE				
1-unit structures	72.3%	+/-0.8	59.9%	+/-0.6
2-or-more-unit structures	25.5%	+/-0.9	38.3%	+/-0.6
Mobile homes and all other types of units	2.2%	+/-0.3	1.9%	+/-0.2
HOUSING TENURE				
Owner-occupied housing units	43.9%	+/-1.1	48.4%	+/-0.6
Renter-occupied housing units	56.1%	+/-1.1	51.6%	+/-0.6

The Census 2016 5-Year Estimates on Lee's Summit household characteristics in the above tables indicate that three quarters of the City's households are family households and one quarter of those are non-family households. The majority of the City's households (60%) are married couple family households. Single parent family households make up about 14% of all households. Female householder family households well outnumber those of male householder family households. The percentage distribution of these types of households is depicted in the pie chart below.

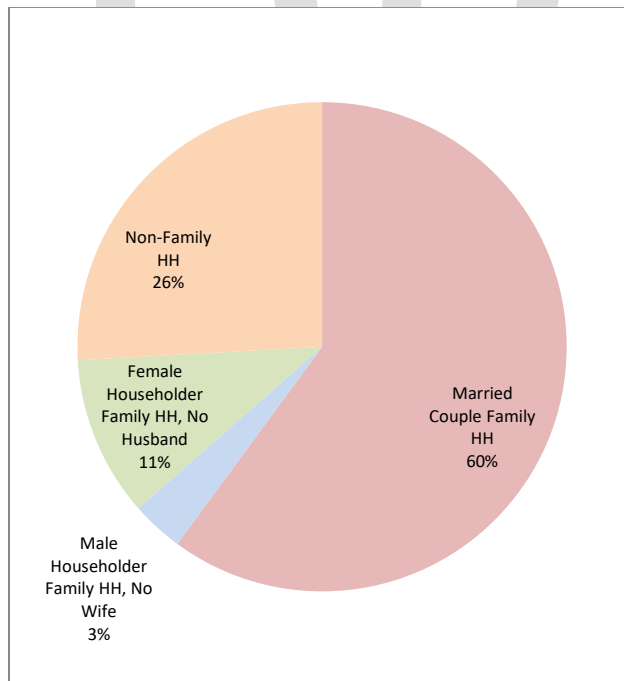
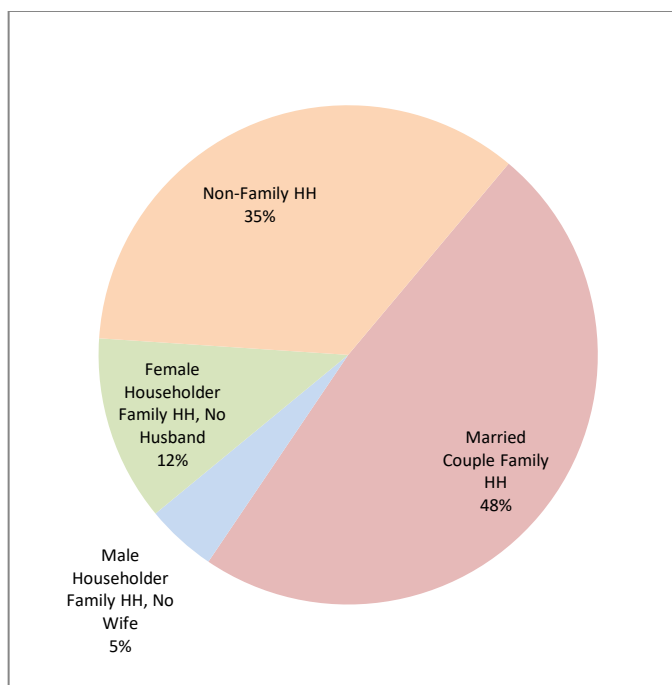


Chart 16. Lee's Summit Household Types and Distribution



**Chart 17. KC Metro Household Types and Distribution**

A closer look at single parent family households reveals that in Lee's Summit 65.4% of female-headed family households have own children under 18 compared to 49.5% of male-headed family households. Female-headed households are also more likely to have family members 60 years of age and over than male-headed households. Non-family households have the highest percentage of seniors living together. KC Metro area has a higher percentage of non-family households and married couple family households account for less than 50% of all households. The metro area households are not significantly different for household types and their distributions with slight differences in some household types, as shown in the tables below.

**Table 14. Household by Family Type - Lee's Summit**

	Total HH	Married Couple Family HH	Male Householder Family HH, No Wife	Female Householder Family HH, No Husband	Non-Family HH
# of HH	34,665	20,827	1,193	3,675	8,970
HH with own children under 18	12,296	9,301	591	2,404	
% of total	35.5%	44.7%	49.5%	65.4%	
HH with one or more people 60 years and over	34.50%	32.60%	18.70%	20.10%	46.70%

**Table 15. Household by Family Type - Metro Region**

	Total HH	Married Couple Family HH	Male Householder Family HH, No Wife	Female Householder Family HH, No Husband	Non-Family HH
# of HH	806,553	389,960	36,886	96,987	282,720

HH with own children under 18	241,865	163,419	20,101	58,345	
% of total	30.0%	41.9%	54.5%	60.2%	
HH with one or more people 60 years and over	33.40%	33.20%	21.00%	22.00%	39.30%

The Census ACS 2016 5-Year Estimates for the City's population by marital status and labor force participation show that male population 15 years and over are less likely to be widowed than female counterpart. Significantly more females 65 years and over are widowed than male of the same age group because females generally live longer than males.

Asians are more likely to stay married than other racial and ethnic groups. Male population 16 years and over has a higher percentage of labor force participation than female population. However, widowed females are more likely to be labor force participants than widowed males.

**Table 16. Lee's Summit Population by Age Group and Race by Marital Status**

Subject	Lee's Summit city, Missouri					
	Total		Now married (except separated)		Widowed	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population 15 years and over	73,310	+/-723	59.30%	+/-1.4	5.00%	+/-0.5
AGE AND SEX						
Males 15 years and over	34,787	+/-669	63.00%	+/-1.6	2.10%	+/-0.5
15 to 19 years	3,308	+/-343	0.40%	+/-0.6	0.00%	+/-0.8
20 to 34 years	7,414	+/-504	41.40%	+/-3.9	0.00%	+/-0.4
35 to 44 years	6,251	+/-424	76.40%	+/-4.1	0.50%	+/-0.7
45 to 54 years	6,545	+/-397	76.90%	+/-3.5	0.20%	+/-0.4
55 to 64 years	5,751	+/-365	81.80%	+/-3.2	0.70%	+/-0.5
65 years and over	5,518	+/-284	78.30%	+/-3.3	11.60%	+/-2.6
Females 15 years and over	38,523	+/-635	56.00%	+/-1.8	7.60%	+/-0.9
15 to 19 years	3,074	+/-371	0.70%	+/-0.9	0.00%	+/-0.9
20 to 34 years	8,690	+/-487	44.80%	+/-3.9	0.10%	+/-0.2
35 to 44 years	6,165	+/-290	76.00%	+/-3.6	0.00%	+/-0.4
45 to 54 years	7,323	+/-463	71.50%	+/-3.8	1.70%	+/-1.0
55 to 64 years	6,078	+/-350	73.10%	+/-3.3	3.80%	+/-1.4
65 years and over	7,193	+/-330	45.90%	+/-3.8	35.40%	+/-3.9
Population 15 years and over	73,310	+/-723	59.30%	+/-1.4	5.00%	+/-0.5
RACE AND HISPANIC OR LATINO ORIGIN						
One race	72,229	+/-764	59.80%	+/-1.5	5.00%	+/-0.5
White	63,531	+/-1,049	60.50%	+/-1.5	5.40%	+/-0.7
Black or African American	5,546	+/-625	50.80%	+/-6.0	2.30%	+/-1.3
American Indian and Alaska Native	294	+/-187	56.10%	+/-15.3	2.40%	+/-4.3
Asian	1,459	+/-430	61.40%	+/-11.4	1.40%	+/-2.3
Native Hawaiian and Other Pacific Islander	359	+/-179	59.60%	+/-33.1	0.00%	+/-7.4
Some other race	1,040	+/-394	60.70%	+/-11.6	6.70%	+/-5.8
Two or more races	1,081	+/-259	31.10%	+/-9.0	0.00%	+/-2.5

Hispanic or Latino origin (of any race)	2,874	+/-599	48.60%	+/-6.4	2.40%	+/-2.3
White alone, not Hispanic or Latino	61,627	+/-1,012	60.90%	+/-1.5	5.50%	+/-0.7
LABOR FORCE PARTICIPATION						
Males 16 years and over	33,919	+/-663	64.60%	+/-1.7	2.10%	+/-0.5
In labor force	26,364	+/-646	67.60%	+/-1.8	0.40%	+/-0.3
Females 16 years and over	37,538	+/-632	57.50%	+/-1.8	7.80%	+/-0.9
In labor force	24,703	+/-760	59.20%	+/-2.2	1.80%	+/-0.4
PERCENT ALLOCATED						
Marital status	2.70%	(X)	(X)	(X)	(X)	(X)

Source: Census 2016 5-Year ACS Estimates

### Special Needs Population

Persons with special needs refer to some members of the community or region who need special services, accommodations, infrastructure adjustments, assistance, and attention due to lack of various types of cultural, social, sociological, economic, physical, cognitive, and psychological capabilities. This lack of capabilities limits their abilities for education, employment, recreation, entertainment and use of community assets and services as everyone else in the community.

- Health related
- Ambulatory disability/ADA
- Low income

Persons, families and households under the poverty line struggle to make ends meet and often times, they have to choose between housing and food, between food and medicine, and so forth. This section examines household income statistics to help us understand the economic and financial conditions of households and families. The tables below are the 2016 5-year ACS reports on Lee's Summit and KC Metro area household income distributions.

Lee's Summit Median Household Income is reported to be significantly higher (\$80,494) compared to KC Metro's \$59,344. Lee's Summit has significantly higher median family income (\$93,879) as well as compared to KC Metro's (\$74,661).

In Lee's Summit, 4% of all families and 5.9% of the population are below poverty line. In contrast, 1.6% of married couple families and 17.8% of female householder without husband present families are below poverty line. KC Metro area has much higher percentages than Lee's Summit.

**Table 17. Lee's Summit Household by Income Group**

Subject	Lee's Summit city, Missouri			
	Estimate	Margin of Error	Percent	Percent Margin of Error
INCOME AND BENEFITS (IN 2016 INFLATION- ADJUSTED DOLLARS)				
Total households	34,665	+/-497	34,665	(X)
Less than \$10,000	1,136	+/-243	3.30%	+/-0.7

\$10,000 to \$14,999	863	+/-244	2.50%	+/-0.7
\$15,000 to \$24,999	2,255	+/-311	6.50%	+/-0.9
\$25,000 to \$34,999	2,113	+/-338	6.10%	+/-1.0
\$35,000 to \$49,999	3,685	+/-432	10.60%	+/-1.2
\$50,000 to \$74,999	5,899	+/-480	17.00%	+/-1.4
\$75,000 to \$99,999	5,751	+/-391	16.60%	+/-1.1
\$100,000 to \$149,999	7,312	+/-501	21.10%	+/-1.4
\$150,000 to \$199,999	3,180	+/-305	9.20%	+/-0.9
\$200,000 or more	2,471	+/-259	7.10%	+/-0.7
Median household income (dollars)	80,494	+/-2,338	(X)	(X)
Mean household income (dollars)	95,165	+/-2,266	(X)	(X)
With earnings	28,582	+/-495	82.50%	+/-1.1
Mean earnings (dollars)	97,284	+/-2,464	(X)	(X)
With Social Security	9,340	+/-369	26.90%	+/-1.1
Mean Social Security income (dollars)	20,308	+/-729	(X)	(X)
With retirement income	7,189	+/-389	20.70%	+/-1.1
Mean retirement income (dollars)	23,691	+/-1,583	(X)	(X)
With Supplemental Security Income	922	+/-223	2.70%	+/-0.6
Mean Supplemental Security Income (dollars)	10,218	+/-1,211	(X)	(X)
With cash public assistance income	392	+/-115	1.10%	+/-0.3
Mean cash public assistance income (dollars)	2,916	+/-693	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	1,751	+/-281	5.10%	+/-0.8
Families	25,695	+/-437	25,695	(X)
Less than \$10,000	527	+/-168	2.10%	+/-0.6
\$10,000 to \$14,999	190	+/-90	0.70%	+/-0.4
\$15,000 to \$24,999	933	+/-249	3.60%	+/-1.0
\$25,000 to \$34,999	1,093	+/-256	4.30%	+/-1.0
\$35,000 to \$49,999	2,140	+/-321	8.30%	+/-1.2
\$50,000 to \$74,999	4,219	+/-430	16.40%	+/-1.7
\$75,000 to \$99,999	4,697	+/-361	18.30%	+/-1.4
\$100,000 to \$149,999	6,555	+/-461	25.50%	+/-1.7
\$150,000 to \$199,999	3,014	+/-284	11.70%	+/-1.1
\$200,000 or more	2,327	+/-253	9.10%	+/-1.0
Median family income (dollars)	93,879	+/-3,499	(X)	(X)
Mean family income (dollars)	109,764	+/-2,643	(X)	(X)
Per capita income (dollars)	35,722	+/-865	(X)	(X)
Nonfamily households	8,970	+/-449	8,970	(X)
Median nonfamily income (dollars)	39,397	+/-2,691	(X)	(X)
Mean nonfamily income (dollars)	50,330	+/-3,309	(X)	(X)
Median earnings for workers (dollars)	41,982	+/-1,089	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	61,802	+/-2,026	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	48,322	+/-2,164	(X)	(X)
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	4.00%	+/-0.7
With related children of the householder under 18 years	(X)	(X)	6.30%	+/-1.4
With related children of the householder under 5 years only	(X)	(X)	7.00%	+/-4.6
Married couple families	(X)	(X)	1.60%	+/-0.6

With related children of the householder under 18 years	(X)	(X)	1.80%	+/-1.0
With related children of the householder under 5 years only	(X)	(X)	2.80%	+/-3.6
Families with female householder, no husband present	(X)	(X)	17.80%	+/-4.4
With related children of the householder under 18 years	(X)	(X)	23.30%	+/-5.8
With related children of the householder under 5 years only	(X)	(X)	30.80%	+/-20.2
All people	(X)	(X)	5.90%	+/-0.8
Under 18 years	(X)	(X)	7.20%	+/-1.6
Related children of the householder under 18 years	(X)	(X)	6.90%	+/-1.6
Related children of the householder under 5 years	(X)	(X)	8.20%	+/-3.6
Related children of the householder 5 to 17 years	(X)	(X)	6.40%	+/-1.5
18 years and over	(X)	(X)	5.40%	+/-0.7
18 to 64 years	(X)	(X)	5.50%	+/-0.8
65 years and over	(X)	(X)	4.70%	+/-1.2
People in families	(X)	(X)	4.10%	+/-0.8
Unrelated individuals 15 years and over	(X)	(X)	17.40%	+/-2.4

Source: Census ACS

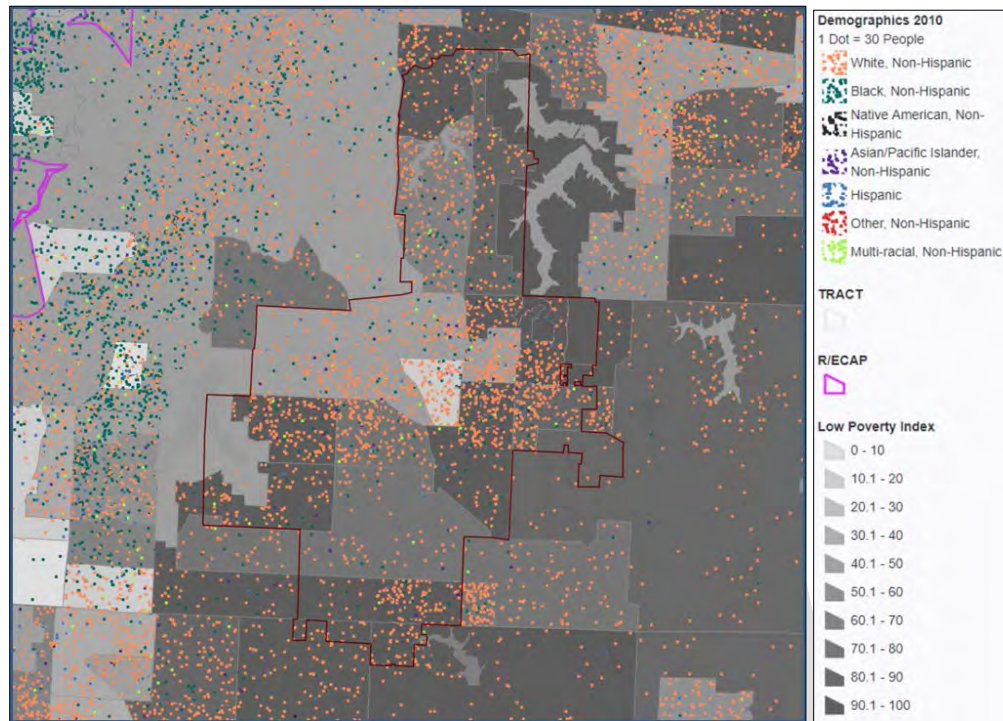
Table 18. Regional Household by Income Group

Subject	Kansas City, MO-KS Metro Area			
	Estimate	Margin of Error	Percent	Percent Margin of Error
INCOME AND BENEFITS (IN 2016 INFLATION- ADJUSTED DOLLARS)				
Total households	806,553	+/-2,586	806,553	(X)
Less than \$10,000	47,853	+/-1,259	5.9%	+/-0.2
\$10,000 to \$14,999	35,790	+/-1,225	4.4%	+/-0.2
\$15,000 to \$24,999	72,643	+/-1,889	9.0%	+/-0.2
\$25,000 to \$34,999	77,434	+/-1,694	9.6%	+/-0.2
\$35,000 to \$49,999	110,164	+/-1,967	13.7%	+/-0.2
\$50,000 to \$74,999	149,202	+/-2,021	18.5%	+/-0.2
\$75,000 to \$99,999	109,467	+/-1,890	13.6%	+/-0.2
\$100,000 to \$149,999	119,032	+/-1,778	14.8%	+/-0.2
\$150,000 to \$199,999	44,892	+/-1,068	5.6%	+/-0.1
\$200,000 or more	40,076	+/-1,091	5.0%	+/-0.1
Median household income (dollars)	59,344	+/-458	(X)	(X)
Mean household income (dollars)	78,907	+/-517	(X)	(X)
With earnings	648,636	+/-2,675	80.4%	+/-0.2
Mean earnings (dollars)	79,705	+/-643	(X)	(X)
With Social Security	222,335	+/-1,855	27.6%	+/-0.2
Mean Social Security income (dollars)	19,013	+/-142	(X)	(X)
With retirement income	144,878	+/-1,981	18.0%	+/-0.2
Mean retirement income (dollars)	22,645	+/-380	(X)	(X)
With Supplemental Security Income	33,817	+/-1,018	4.2%	+/-0.1
Mean Supplemental Security Income (dollars)	9,507	+/-185	(X)	(X)
With cash public assistance income	16,644	+/-776	2.1%	+/-0.1
Mean cash public assistance income (dollars)	2,873	+/-172	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	79,658	+/-1,589	9.9%	+/-0.2
Families	523,833	+/-2,789	523,833	(X)
Less than \$10,000	19,646	+/-896	3.8%	+/-0.2
\$10,000 to \$14,999	12,495	+/-754	2.4%	+/-0.1
\$15,000 to \$24,999	30,595	+/-1,281	5.8%	+/-0.2
\$25,000 to \$34,999	38,439	+/-1,204	7.3%	+/-0.2

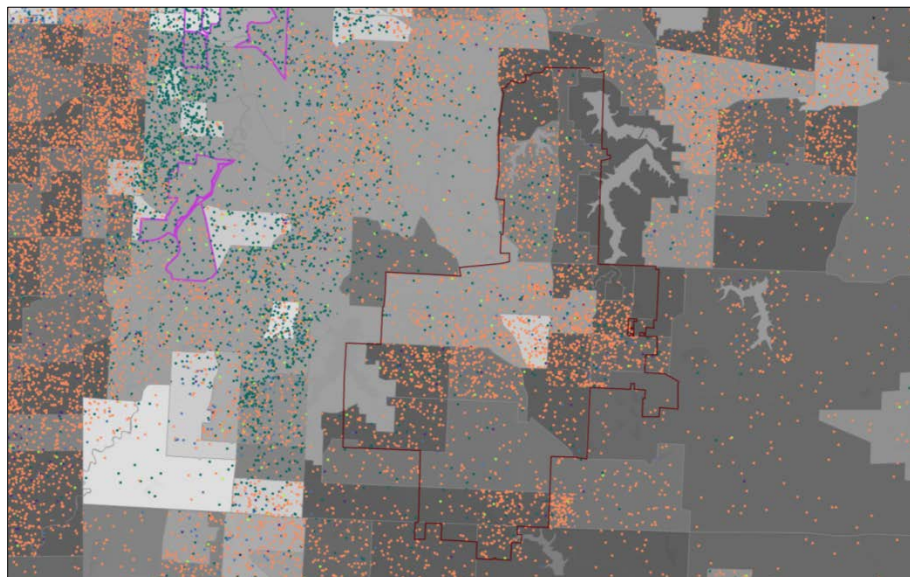
\$35,000 to \$49,999	63,418	+/-1,675	12.1%	+/-0.3
\$50,000 to \$74,999	98,597	+/-1,725	18.8%	+/-0.3
\$75,000 to \$99,999	84,054	+/-1,743	16.0%	+/-0.3
\$100,000 to \$149,999	100,832	+/-1,736	19.2%	+/-0.3
\$150,000 to \$199,999	39,707	+/-1,033	7.6%	+/-0.2
\$200,000 or more	36,050	+/-1,050	6.9%	+/-0.2
Median family income (dollars)	74,661	+/-506	(X)	(X)
Mean family income (dollars)	94,484	+/-778	(X)	(X)
Per capita income (dollars)	31,528	+/-211	(X)	(X)
Nonfamily households	282,720	+/-2,375	282,720	(X)
Median nonfamily income (dollars)	35,076	+/-431	(X)	(X)
Mean nonfamily income (dollars)	47,048	+/-615	(X)	(X)
Median earnings for workers (dollars)	34,307	+/-338	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	51,895	+/-272	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	40,403	+/-217	(X)	(X)
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	8.8%	+/-0.3
With related children of the householder under 18 years	(X)	(X)	14.3%	+/-0.5
With related children of the householder under 5 years only	(X)	(X)	15.4%	+/-1.2
Married couple families	(X)	(X)	3.5%	+/-0.2
With related children of the householder under 18 years	(X)	(X)	5.0%	+/-0.4
With related children of the householder under 5 years only	(X)	(X)	4.2%	+/-0.8
Families with female householder, no husband present	(X)	(X)	27.9%	+/-0.9
With related children of the householder under 18 years	(X)	(X)	37.4%	+/-1.3
With related children of the householder under 5 years only	(X)	(X)	43.5%	+/-3.1
All people	(X)	(X)	12.2%	+/-0.3
Under 18 years	(X)	(X)	17.4%	+/-0.7
Related children of the householder under 18 years	(X)	(X)	17.0%	+/-0.6
Related children of the householder under 5 years	(X)	(X)	20.3%	+/-1.1
Related children of the householder 5 to 17 years	(X)	(X)	15.8%	+/-0.6
18 years and over	(X)	(X)	10.4%	+/-0.2
18 to 64 years	(X)	(X)	11.2%	+/-0.2
65 years and over	(X)	(X)	6.9%	+/-0.3
People in families	(X)	(X)	9.8%	+/-0.3
Unrelated individuals 15 years and over	(X)	(X)	22.1%	+/-0.5

The HUD AFFH-T system maps out poverty statistics by different demographic characteristics. The base layer of the maps below displays with different shades of gray what HUD refers to as the “Low Poverty Index” by Census Tract. The darker the color, the higher the Low Poverty Index score, indicating a lower percentage population below the poverty line. The Poverty by Race/Ethnicity map suggests that, though poverty levels are uneven across Census Tracts, Lee’s Summit does not have any noticeable signs of poverty concentration by any particular race or ethnic groups in any particular Census Tract. The same can be said about the distribution pattern of the poverty level by national origin. Outside Lee’s Summit, generally in the Kansas City, Missouri and Grandview area, there are some Census Tracts that present obvious correlation between lower Low Poverty Index scores and higher concentration of minority groups.

The data suggests that there is no obvious pattern of concentration of poverty in any Census Block Group in Lee's Summit, nor an apparent correlation between poverty and race/ethnicity, as depicted by the maps below. The pattern of concentration of poverty and correlation of poverty and race/ethnicity are more pronounced in and around the central core of Kansas City as well as in the south Kansas City and Grandview area, as seen in the regional map.

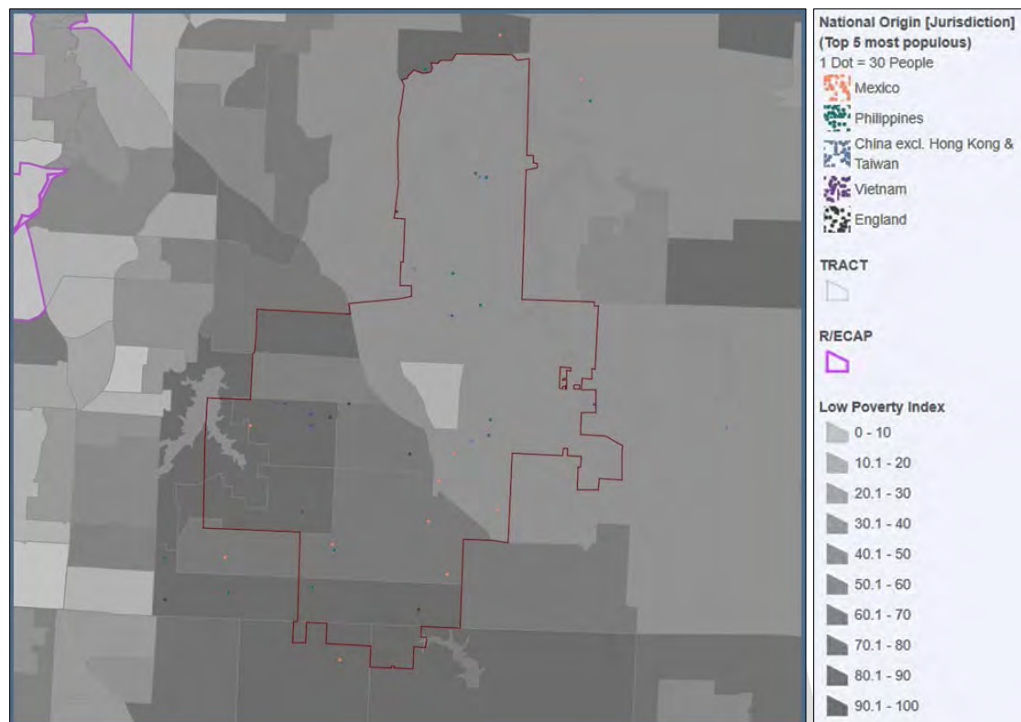


Map 8. Poverty by Race/Ethnicity – Lee's Summit

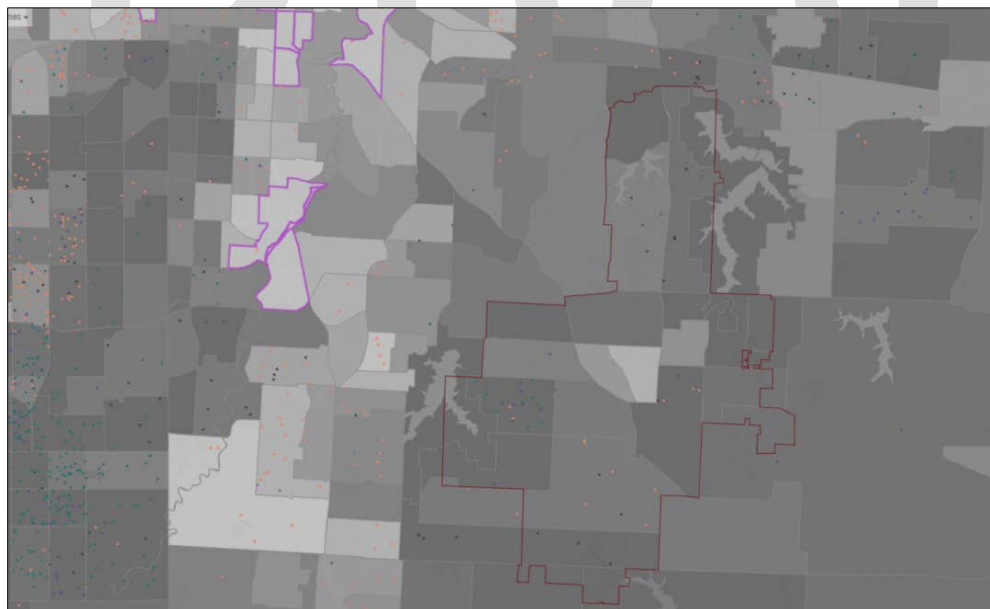


Map 9. Poverty by Race/Ethnicity - Region

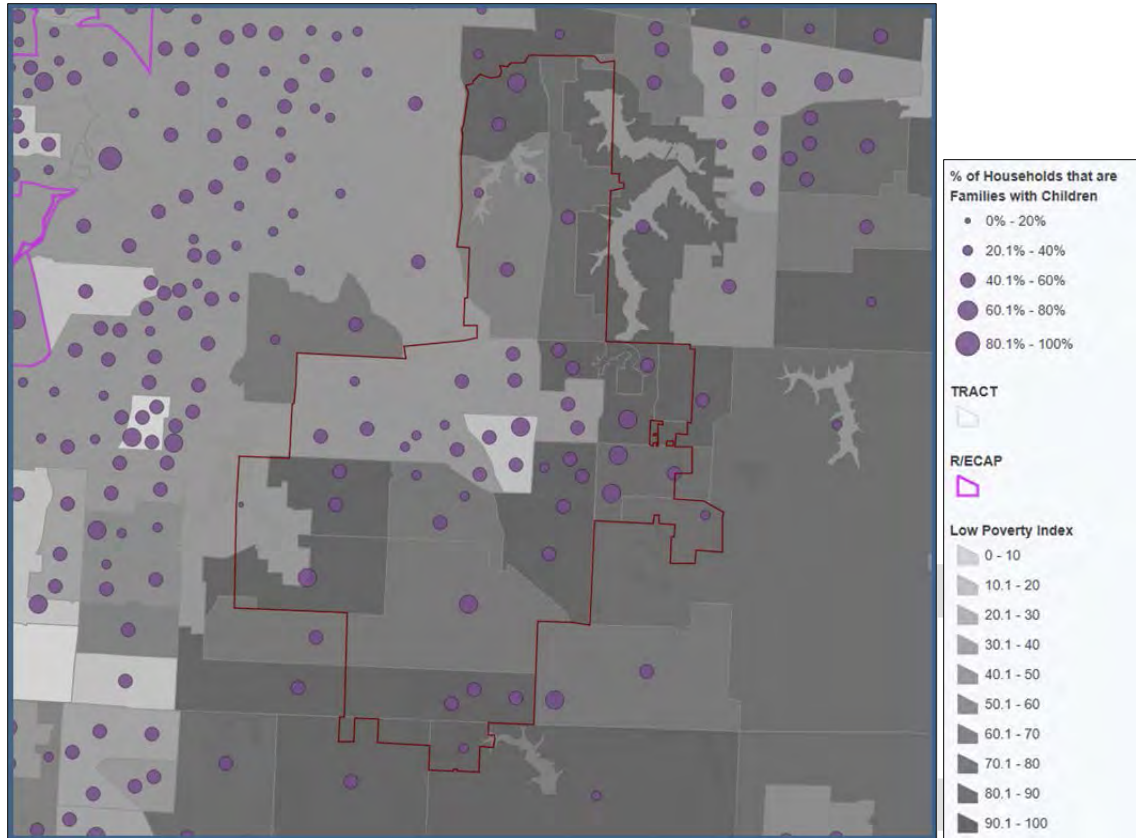
Poverty by national origin statistics suggest no concentration and correlation, based on the maps below, a clear indication that people from the listed national origins have been very much integrated with the rest of the population.



Map 10. Poverty by National Origin - Lee's Summit



Map 11. Poverty by National Origin - Region



Map 12. Poverty by Family Status

## LEP

As compared to the metro area, on average, Lee's Summit has a lower percentage of people with limited English proficiency. It is obvious, by observing the data provided by HUD below, that Spanish-speaking population is much more likely than other foreign language speaking people to have English language issues, followed by Chinese speaking people.

Table 19. Limited English Proficiency - Lee's Summit and Region Comparison

	(Lee's Summit, MO CDBG) Jurisdiction			(Kansas City, MO-KS) Region		
Limited English Proficiency (LEP) Language						
#1 LEP Language	Spanish	389	0.45 %	Spanish	48,612	2.58%
#2 LEP Language	Chinese	197	0.23 %	Chinese	3,707	0.20%
#3 LEP Language	Vietnamese	126	0.15 %	Vietnamese	3,487	0.19%
#4 LEP Language	Cambodian	103	0.12 %	African	2,547	0.14%

#5 LEP Language	Other Indic Language	86	0.10 %	Korean	1,859	0.10%
#6 LEP Language	Russian	58	0.07 %	Arabic	1,642	0.09%
#7 LEP Language	Other Pacific Island Language	45	0.05 %	Other Asian Language	1,565	0.08%
#8 LEP Language	Other West Germanic Language	33	0.04 %	French	1,385	0.07%
#9 LEP Language	Arabic	27	0.03 %	Tagalog	1,025	0.05%
#10 LEP Language	French	24	0.03 %	Russian	965	0.05%

## Employment

Based on the ACS 2012-16 estimates, Lee's Summit had approximately 71,500 residents over the age of 16 with a labor force participation rate of 71.5% and an unemployment rate of 4.1%. The female population had a labor force participation rate of 79.4% and the male population was higher at 92%. Recent statistics suggest that the nation is at the lowest unemployment rate below 4%. Seen from the **table ###** below, majority of the residents working were between the ages of 25 and 54.

In terms of labor force participation and unemployment rates for difference racial and ethnic groups, what is important to note is that Black population (one race) has the highest participation rate (78%) other than Native Hawaiian and Other Pacific Islanders (one race) but has a lot higher unemployment rate (10.7%). People living below the poverty line had lower labor force participation rate and significantly higher unemployment rate, as the data suggest. Persons with disabilities experienced the same.

Compared with the metro area statistics, we can conclude that overall Lee's Summit residents had a higher labor force participation rate and lower unemployment rate. Similar patterns exist between the two in terms of groups of population of different demographic characteristics.

**Table 20. Labor Force and Employment - Lee's Summit Population**

Subject	Lee's Summit city, Missouri							
	Total		Labor Force Participation Rate		Employment/Population Ratio		Unemployment rate	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population 16 years and over	71,457	+/-748	71.5%	+/-1.1	68.5%	+/-1.1	4.1%	+/-0.7
AGE								
16 to 19 years	4,529	+/-433	47.1%	+/-4.8	38.9%	+/-4.5	17.5%	+/-4.7
20 to 24 years	4,411	+/-487	82.7%	+/-3.8	76.4%	+/-4.4	7.7%	+/-3.4
25 to 29 years	5,795	+/-614	85.1%	+/-3.6	79.5%	+/-4.3	6.0%	+/-2.8
30 to 34 years	5,898	+/-471	91.6%	+/-2.3	89.6%	+/-2.8	2.2%	+/-1.5
35 to 44 years	12,416	+/-570	90.2%	+/-1.8	88.2%	+/-2.2	2.1%	+/-1.2
45 to 54 years	13,868	+/-682	88.8%	+/-1.6	85.7%	+/-2.0	3.5%	+/-1.3
55 to 59 years	6,397	+/-546	81.6%	+/-3.0	78.2%	+/-3.2	4.1%	+/-2.5
60 to 64 years	5,432	+/-519	66.3%	+/-4.7	65.0%	+/-4.7	2.0%	+/-1.2
65 to 74 years	7,185	+/-355	31.5%	+/-3.9	30.7%	+/-4.0	2.6%	+/-1.7

Subject	Lee's Summit city, Missouri							
	Total		Labor Force Participation Rate		Employment/Population Ratio		Unemployment rate	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
75 years and over	5,526	+/-443	6.4%	+/-2.0	6.3%	+/-2.0	2.3%	+/-3.5
RACE AND HISPANIC OR LATINO ORIGIN								
White alone	61,923	+/-1,049	70.6%	+/-1.2	68.1%	+/-1.1	3.5%	+/-0.6
Black or African American alone	5,450	+/-615	78.3%	+/-3.9	69.9%	+/-4.7	10.7%	+/-4.4
American Indian and Alaska Native alone	294	+/-187	66.3%	+/-29.5	58.5%	+/-27.7	11.8%	+/-13.1
Asian alone	1,417	+/-419	70.9%	+/-11.8	70.2%	+/-11.9	1.0%	+/-1.3
Native Hawaiian and Other Pacific Islander alone	359	+/-179	100.0%	+/-7.4	100.0%	+/-7.4	0.0%	+/-7.4
Some other race alone	994	+/-369	76.9%	+/-8.9	76.0%	+/-8.8	1.2%	+/-1.8
Two or more races	1,020	+/-264	72.1%	+/-11.4	65.6%	+/-13.2	9.0%	+/-10.0
Hispanic or Latino origin (of any race)	2,727	+/-563	75.1%	+/-5.2	72.2%	+/-5.5	3.9%	+/-2.9
White alone, not Hispanic or Latino	60,107	+/-1,030	70.5%	+/-1.2	68.0%	+/-1.2	3.4%	+/-0.6
Population 20 to 64 years	54,217	+/-717	85.4%	+/-1.1	82.3%	+/-1.2	3.6%	+/-0.7
SEX								
Male	25,961	+/-600	92.0%	+/-1.2	89.1%	+/-1.3	3.0%	+/-0.8
Female	28,256	+/-490	79.4%	+/-1.6	76.0%	+/-1.8	4.2%	+/-1.1
With own children under 18 years	12,349	+/-373	80.2%	+/-2.5	76.5%	+/-2.8	4.7%	+/-1.7
With own children under 6 years only	2,704	+/-311	76.0%	+/-6.0	74.4%	+/-6.1	2.1%	+/-1.9
With own children under 6 years and 6 to 17 years	2,079	+/-304	75.9%	+/-5.5	70.5%	+/-6.4	7.1%	+/-5.7
With own children under 6 to 17 years only	7,566	+/-378	82.9%	+/-2.8	78.8%	+/-3.1	4.9%	+/-2.2
POVERTY STATUS IN THE PAST 12 MONTHS								
Below poverty level	2,948	+/-454	60.5%	+/-6.5	47.8%	+/-7.5	20.6%	+/-9.1
At or above the poverty level	51,181	+/-795	87.0%	+/-1.1	84.4%	+/-1.1	2.9%	+/-0.6
DISABILITY STATUS								
With any disability	3,749	+/-394	56.9%	+/-7.1	51.0%	+/-6.9	10.3%	+/-4.3
EDUCATIONAL ATTAINMENT								
Population 25 to 64 years	49,806	+/-702	85.7%	+/-1.1	82.8%	+/-1.3	3.2%	+/-0.8
Less than high school graduate	1,472	+/-335	64.6%	+/-8.8	55.1%	+/-9.0	14.7%	+/-8.6
High school graduate (includes equivalency)	8,383	+/-671	80.8%	+/-2.4	76.2%	+/-3.1	5.7%	+/-2.3
Some college or associate's degree	16,741	+/-872	84.8%	+/-2.2	82.1%	+/-2.4	3.2%	+/-1.4
Bachelor's degree or higher	23,210	+/-941	89.4%	+/-1.4	87.6%	+/-1.5	1.9%	+/-0.5

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

**Table 21. Labor Force and Employment - Region Population**

Subject	Kansas City, MO-KS Metro Area					Unemployment rate	
	Total		Labor Force Participation Rate		Employment/ Population Ratio		
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Estimate	Margin of Error
Population 16 years and over	1,610,889	+/-845	68.1%	+/-0.2	64.0%	5.7%	+/-0.2
AGE							
16 to 19 years	103,285	+/-910	46.5%	+/-1.0	38.0%	18.2%	+/-1.4
20 to 24 years	124,068	+/-474	80.9%	+/-0.8	72.9%	9.7%	+/-0.8
25 to 29 years	142,570	+/-340	85.2%	+/-0.7	79.8%	6.1%	+/-0.5
30 to 34 years	148,053	+/-355	85.9%	+/-0.6	81.1%	5.0%	+/-0.4
35 to 44 years	273,533	+/-511	85.6%	+/-0.4	81.4%	4.4%	+/-0.3
45 to 54 years	284,388	+/-440	83.2%	+/-0.5	79.2%	4.6%	+/-0.3
55 to 59 years	140,094	+/-1,539	75.2%	+/-0.9	71.9%	4.4%	+/-0.5
60 to 64 years	118,974	+/-1,477	58.4%	+/-0.9	56.4%	3.5%	+/-0.4
65 to 74 years	157,731	+/-287	29.1%	+/-0.7	28.1%	3.4%	+/-0.4
75 years and over	118,193	+/-253	6.9%	+/-0.3	6.7%	3.4%	+/-1.1
RACE AND HISPANIC OR LATINO ORIGIN							
White alone	1,297,046	+/-1,748	68.2%	+/-0.2	64.8%	4.7%	+/-0.2
Black or African American alone	194,970	+/-918	65.6%	+/-0.6	57.9%	11.5%	+/-0.7
American Indian and Alaska Native alone	7,522	+/-708	63.2%	+/-3.3	56.0%	11.3%	+/-2.8
Asian alone	41,489	+/-634	68.9%	+/-1.7	65.4%	4.7%	+/-0.9
Native Hawaiian and Other Pacific Islander alone	1,980	+/-245	82.7%	+/-6.0	73.6%	5.5%	+/-5.7
Some other race alone	35,852	+/-1,710	73.9%	+/-1.5	68.9%	6.8%	+/-1.1
Two or more races	32,030	+/-1,480	68.7%	+/-1.6	62.4%	8.6%	+/-1.5
Hispanic or Latino origin (of any race)	117,261	+/-245	73.1%	+/-0.8	67.7%	7.1%	+/-0.6
White alone, not Hispanic or Latino	1,222,646	+/-942	68.0%	+/-0.2	64.7%	4.6%	+/-0.2
Population 20 to 64 years	1,231,680	+/-464	80.8%	+/-0.2	76.3%	5.2%	+/-0.2
SEX							
Male	607,681	+/-419	85.3%	+/-0.3	80.5%	5.2%	+/-0.2
Female	623,999	+/-371	76.3%	+/-0.3	72.3%	5.2%	+/-0.2
With own children under 18 years	234,948	+/-2,169	76.4%	+/-0.6	72.0%	5.7%	+/-0.4
With own children under 6 years only	57,294	+/-1,671	73.2%	+/-1.4	68.6%	6.1%	+/-0.8
With own children under 6 years and 6 to 17 years	46,212	+/-1,233	68.1%	+/-1.3	63.7%	6.4%	+/-1.0
With own children under 6 to 17 years only	131,442	+/-2,022	80.7%	+/-0.7	76.4%	5.3%	+/-0.5
POVERTY STATUS IN THE PAST 12 MONTHS							
Below poverty level	133,961	+/-2,875	54.1%	+/-1.0	41.0%	24.2%	+/-1.2
At or above the poverty level	1,085,168	+/-2,976	84.9%	+/-0.2	81.5%	3.7%	+/-0.1
DISABILITY STATUS							
With any disability	131,768	+/-2,707	47.2%	+/-0.9	41.5%	11.9%	+/-0.9
EDUCATIONAL ATTAINMENT							
Population 25 to 64 years	1,107,612	+/-463	80.7%	+/-0.2	76.7%	4.7%	+/-0.2
Less than high school graduate	85,986	+/-1,932	62.5%	+/-1.1	55.4%	11.3%	+/-0.8
High school graduate (includes equivalency)	267,673	+/-3,647	75.1%	+/-0.6	70.2%	6.4%	+/-0.3
Some college or associate's degree	344,384	+/-2,928	81.3%	+/-0.4	77.0%	5.1%	+/-0.3

Bachelor's degree or higher	409,569	+/-3,919	87.7%	+/-0.3	85.1%	2.4%	+/-0.2
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## Public Transportation

Lee's Summit is a suburban community of Kansas City and public transportation needs are both local and regional in nature. The City is within the service area of the Kansas City Metropolitan public transit system – KCATA. Lee's Summit currently has five different public transportation service options for the City's residents. Depending on the needs of the individual, the following services are available to choose from: Express Route #550 with a Park and Ride location in Lee's Summit operated by KCATA, Amtrak Commuter Train, RideKC Lee's Summit (operated by OATS), and a regional carpool through MARC's RideshareKC program.

As the Kansas City metro region grows and expands, public transportation needs change. For years, suburban communities have not been served well by regional transit service due to density, ridership, and cost issues and it is an issue nationwide. The region and local communities, however, have been actively exploring solutions to improve public transportation services on many fronts and these efforts will continue for years to come.

The Express Route #550 operated by KCATA provides bus trips between downtown Kansas City and Lee's Summit on weekdays between 5:30 a.m. and 6:10 p.m., as seen in the 550 service schedule. The Lee's Summit bus stop is located at the Park and Ride location at US 50/350 Highway and Chipman Road interchange. This bus service is for home-work commute.

The chart below ## shows the average ridership, capacity, gas price/gallon, and fare starting in January of 2006, until January 2018.

Figure 1. 550 Lee's Summit Express Schedule



The daily ridership has slowly been declining since May of 2008, which was the highest recorded peak time over the six year average.

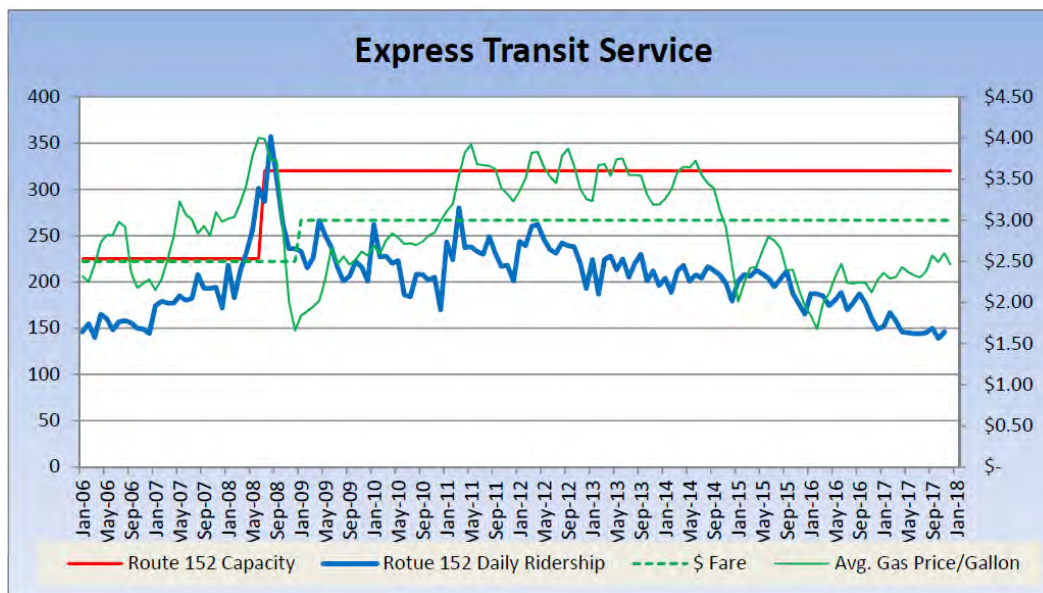


Chart 18. Express Transit Service

OATS provides demand-response trips weekdays between 7:00 a.m. and 5:30 p.m. through the RideKC service. The fare is \$1.50 per trip within the City but can provide trips beyond the City limits at higher fares. The service requires at least a 24 hour notice and allows regular schedule appointments. For example, if a resident wants to follow a regular schedule to go grocery shopping every Thursday, he or she can schedule this with OATS in advance. Some inconveniences that have been mentioned about the transit service are that it does not have longer hours and does not provide services on the weekends. The **chart ###** below shows the increase of monthly ridership starting in January of 2006 and up to January 2018.



Map 13. OATS Lee's Summit Service

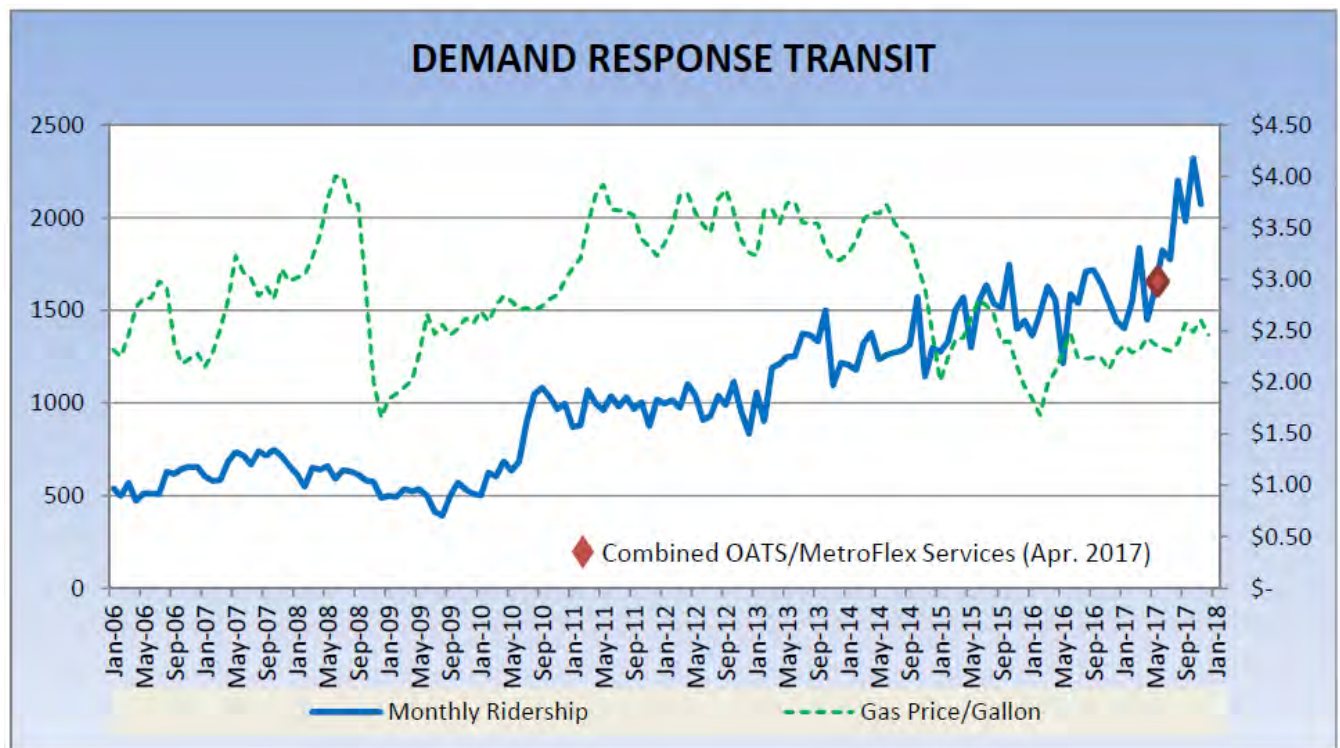


Chart 19. Demand Response Transit Ridership

Lee's Summit is fortunate to have the accessibility of an Amtrak station located in the downtown. Besides air travel and Greyhound service, the residents of Lee's Summit are able to travel longer distances on Amtrak train to other cities and states. However, the times of departure and arrivals are not always the most convenient and, depending on the destination, the length of travel time may not be the most ideal. The price for a one-way ticket depending on destination can start around \$28.00.

The Mid-America Regional Council (MARC) provides a regional carpool sharing website. Commuters can find other partners located in the same area wanting to share rides in their private vehicles.

**RideshareKC** Drive less. Save more.

About For Commuters For Employers Green Commute Challenge

### Carpool

There are lots of great reasons to carpool. You can save money, help keep the air clean, keep miles off your car, reduce stress and take cars off the road — just by sharing the ride with one other person. So, let's go!

Simply **register with RideshareKC** then enter the details of your daily commute. You'll be matched with potential carpool partners.

If you carpool regularly, you can register for the **Guaranteed Ride Home** program, which provides a free taxi cab ride home from work in case of emergency.

### Tips to create a successful carpool:

- If this is a new carpool, suggest a getting-to-know-you meetup at a public place, like a coffee shop.
- Decide which days you want to carpool and if you'll take turns driving. If one person does most of the driving, decide on the amount and method of reimbursement. The Federal Standard Mileage Rate is a good place to start.
- Talk about where your carpool will meet. **Park and ride lots** can make great meeting places.
- Decide on some ground rules around smoking, musical preferences and food and drinks in the car.
- Communicate! Share your contact information and make sure you alert your carpool if you have a change in plans.
- Be sure to check your insurance policy to make sure carpool members are covered.
- Be flexible, considerate and patient. Plans change, and you may need to adapt.

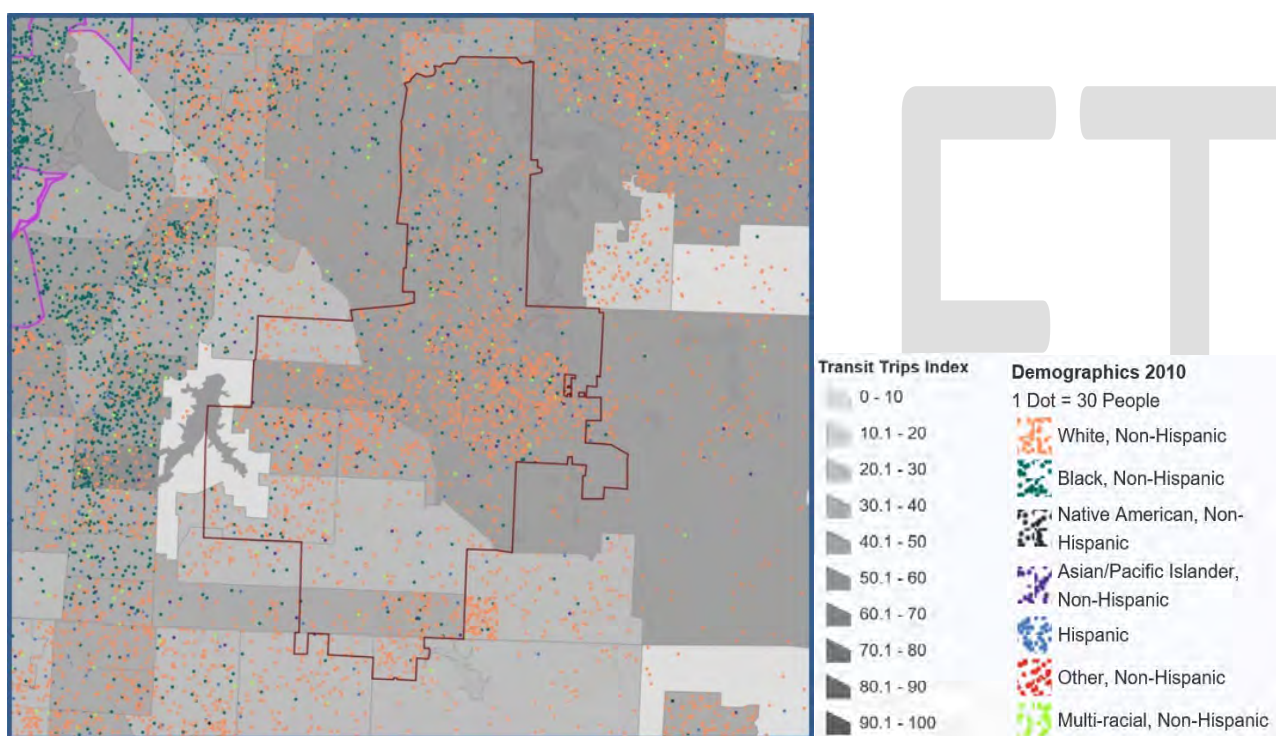
Icons for: Carpool, Transit, Telecommute, Bike/Walk, Vanpool

Figure 2. RideshareKC

These options combined increase the availability and flexibility for people relying on public transportation for work and other travel needs. However, obstacles still remain that limit mobility for these people.

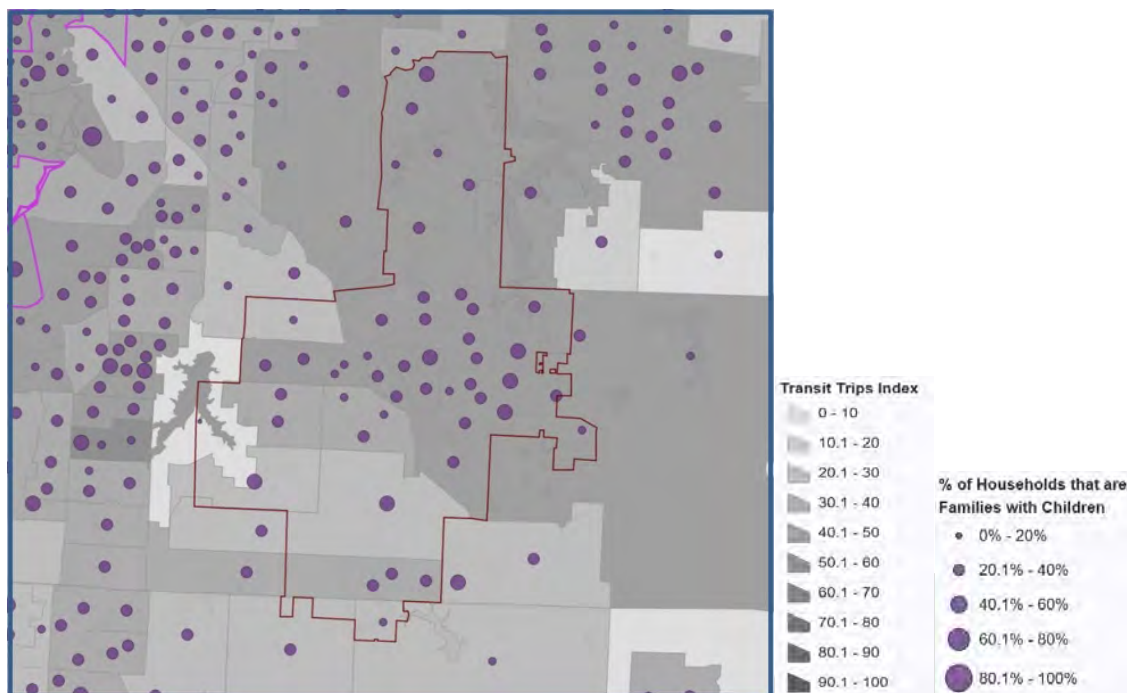
The AFFH-T maps presented below depicts population distribution by race/ethnicity based on 2010 Census data for Lee's Summit and the Kansas City, MO-KS region as related to transit trips and cost of transit.

The Transportation Index Scores (Transit Trip Index) assess levels of access to transportation, particularly public transportation, in relation to the demographic characteristics of individual users of transportation service. As mentioned elsewhere in this report, there is no clear pattern of concentration of particular race/ethnicity in Lee's Summit. The map below illustrates transit trip levels based on Census Tracts to help us to determine if any particular racial and ethnic group is concentrated in a Census area with significantly higher or lower transit trips. There is no noticeable sign of such a concentration.



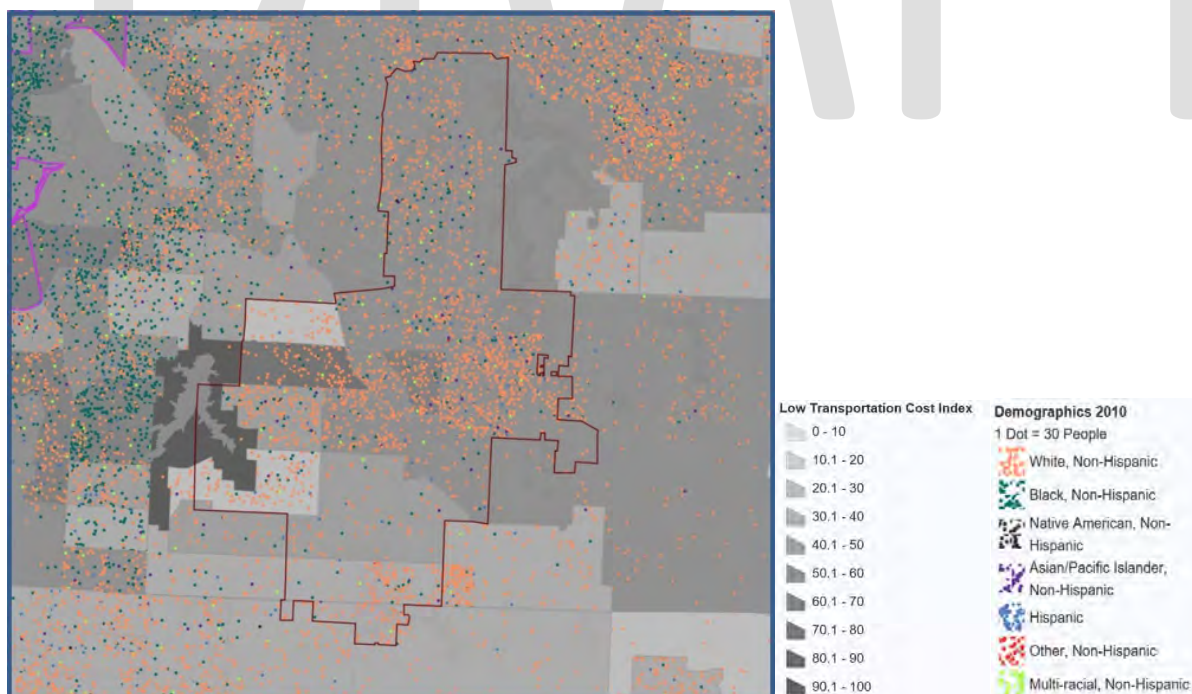
**Map 14. Demographic and Transit Trips and Race/Ethnicity. Excluding White, Non-Hispanic**

The next map uses Transit Trips Index scores for Census Tracts with an overlay of percentages of family households with children. There is no noticeable sign of such a concentration.



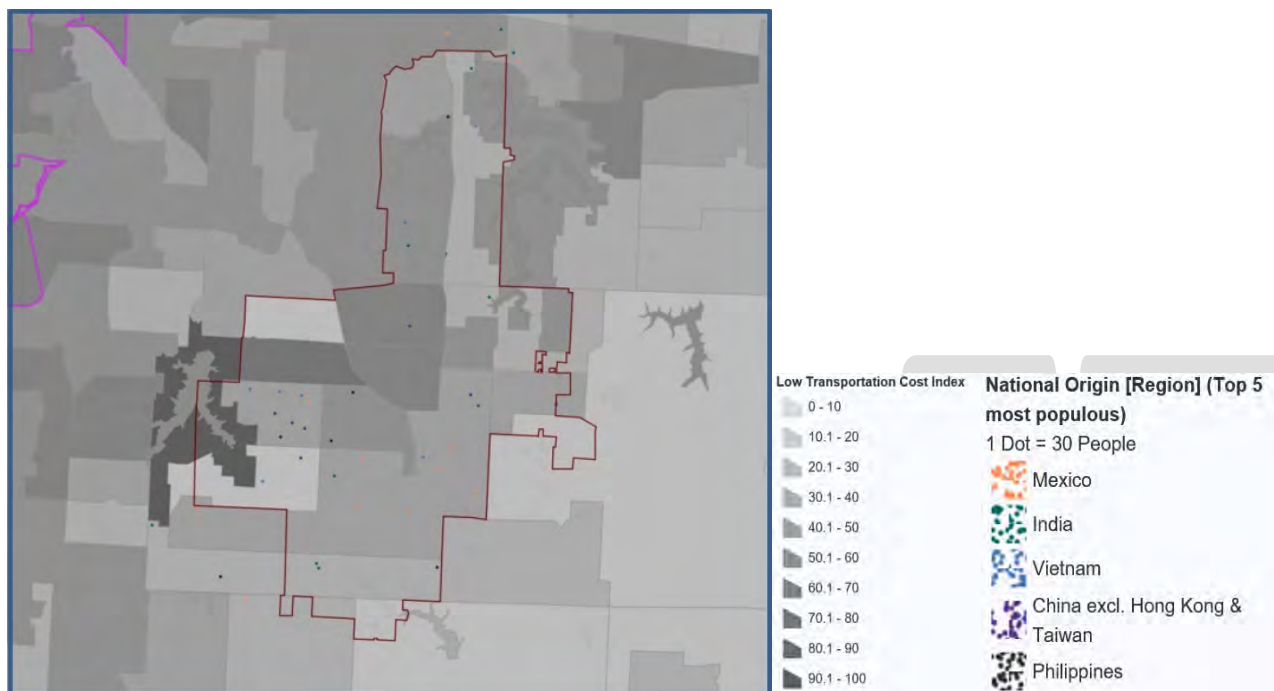
**Map 15. Transit Trips and Family Status**

The next map uses Low Transportation Cost Index scores for Census Tracts with an overlay of population by race/ethnicity. Again there is no noticeable correlation between protected groups and a higher transportation cost Census Tract (lighter gray).



**Map 16. Low Transportation Cost and All Race/Ethnicity**

The next map uses Low Transportation Cost Index scores for Census Tracts with an overlay of population by national origin. There is a slightly noticeable sign that people of the Top 5 most populous national origins displayed in the map, except Mexico, tend to live in higher transportation cost Census Tracts.



**Map 17. Low Transportation Cost and National Origin**

There are many factors that have been known to affect transit system and services to Lee's Summit, as discussed above. The City has been working to improve existing services and other forms connectivity at the local level as well as at regional level through MARC programs, KCATA, and local service providers. In addition, significant progress has been made at the local level to increase facilities that promote other non-motorized modes of travel. For example, the City has updated its development regulations to require that sidewalks be installed on both sides along arterial and collector streets and on one or two sides of residential streets dependent upon built density.

The table below summarizes the City Traffic Engineer's assessment of the current transportation system in the City through the consultation process. The assessment identified six key impediments, possible contributing factors and suggested solutions. Four of them focus around "Availability" and two on "Accessibility". The factors that impact the "Availability" are demand (ridership and vehicular), funding, and infrastructure. Meeting the demands of the riders can be a challenging task on many levels and it is difficult to satisfy all residents relying on transit. As mentioned previously, Lee's Summit has a small transit system that offers door to door service; however, the hours of operations are more suited for residents who need to run errands and appointments on weekdays. With many varying hours of work shifts and depending on the demand, this service is not a reliable form of public transportation for meeting employment needs. Also, funding impacts the availability by limiting the number of vehicles available and hours they will be running. If there is not enough

funding to sustain a transit system, this will cause fare prices to rise making the option unaffordable for low income residents. Funding can help fill the gaps that may be present in a transit system. The last factor that can affect “Availability” is infrastructure. Inadequate sidewalks, bicycle trails, and lighting can force residents to travel in unsafe areas.

The last focus area “Accessibility” impacts a resident’s decision on what mode of transportation to turn to. Accessibility can be impacted by the amount of gaps there are in a travel route and the availability and adjacency of destination points and amenities along the route. Travel gaps also impact a person’s decision on which routes to take.

**Table 22. Transportation System and Service Impediment Assessment**

Known or Perceived Impediments	Contributing Factors	What are being done to address the impediments	What needs to be done in the future to address the impediments
Availability of Commuter Transit (Availability)	Unsupported demand for robust fixed route system and funding gap.	Periodic transit studies, surveys and plans have been completed to meet needs and growth. Partial implementation of study recommendations.	Plan recommendations only partially implemented; full implementation needed. Particularly connecting commuters to adjacent Cities/Transit networks (e.g. DTLS-Indep. Transit Center and DTLS-3 Trails Transit Center KCMO).
Capacity of Demand Transit (Availability)	Increasing demand on limited capacity and operation causing denied services and funding gap for expanded fleet and operators/hours.	Annual reassessment of service capacity. expanded/acquired vehicles, expanded hours/boundary, Etc.	Continued assessment of service model (Scheduling/Demand Response), model efficiency (Vehicles/Hours) and migration to fixed route alternatives.
End of Trip Facilities for Bicycling (Accessibility)	No development requirements for bicycle parking and accommodation.	Review of practical, comparative, applicable development ordinances.	UDO amendments for bicycle facility standards imposed on development.
Bike Route Gaps (Availability)	Delayed adoption of Bicycle Transportation Plan, funding shortage, demand.	Bicycle Transportation Plan, capital improvements, maintenance improvements, Complete Streets Policy.	Continued implementation of Bicycle Transportation Plan, increased funding allocation.
ADA Sidewalk Compliance (Accessibility)	Out-dated design standards and changing ADA requirements.	ADA PROW Transition Plan, capital improvements, maintenance improvements, ADA compliance standards.	Continued implementation of Transition Plan, additional funding.
Sidewalk Gaps (Availability)	Development Standards that did not require sidewalk, sidewalk waivers.	Updated UDO standards for sidewalks, Complete Streets Policy, and significant capital improvements investments.	Further update UDO Sidewalk requirements/development standards, continued implementation of Sidewalk Plan, improved prioritization, additional funding.

## Housing Profile

This section examines housing characteristics of the City and housing affordability in comparison to the metro region.

### *Housing Type and Tenure*

The Census ACS 2016 5-year estimate data was collected and examined. Based on the ACS numbers, Lee's Summit has a total of 36,627 housing units, of which owner-occupied units account for 76% and renter-occupied units 24%. About 84% of the housing units in Lee's Summit are single family homes (detached and attached units). The owner-occupied housing units have a vacancy rate of only 1.2% while renter-occupied units 6.2%.

**Table 23. Lee's Summit Housing by Tenure**

Subject	Lee's Summit city, Missouri			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	36,627	+/-501	36,627	(X)
Occupied housing units	34,665	+/-497	94.6%	+/-1.0
Vacant housing units	1,962	+/-363	5.4%	+/-1.0
Homeowner vacancy rate	1.2	+/-0.7	(X)	(X)
Rental vacancy rate	6.2	+/-2.3	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
Total housing units	36,627	+/-501	36,627	(X)
1-unit, detached	27,014	+/-596	73.8%	+/-1.1
1-unit, attached	3,685	+/-352	10.1%	+/-1.0
2 units	919	+/-221	2.5%	+/-0.6
3 or 4 units	1,265	+/-251	3.5%	+/-0.7
5 to 9 units	805	+/-221	2.2%	+/-0.6
10 to 19 units	1,290	+/-252	3.5%	+/-0.7
20 or more units	1,649	+/-258	4.5%	+/-0.7
<b>HOUSING TENURE</b>				
Occupied housing units	34,665	+/-497	34,665	(X)
Owner-occupied	26,487	+/-579	76.4%	+/-1.2
Renter-occupied	8,178	+/-429	23.6%	+/-1.2

As a comparison, the KC metro area housing units are 65% and 35% split between owner-occupied and renter-occupied units, with a vacancy rate of 1.4% and 6.3% respectively. Lee's Summit has a higher percentage of low density single family owner-occupied units than the region and lower density multifamily residential housing.

**Table 24. Region Housing by Tenure**

Subject	Kansas City, MO-KS Metro Area			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	885,626	+/-546	885,626	(X)
Occupied housing units	806,553	+/-2,586	91.1%	+/-0.3
Vacant housing units	79,073	+/-2,404	8.9%	+/-0.3
Homeowner vacancy rate	1.4	+/-0.1	(X)	(X)
Rental vacancy rate	6.3	+/-0.4	(X)	(X)
<b>HOUSING TENURE</b>				
Occupied housing units	806,553	+/-2,586	806,553	(X)
Owner-occupied	524,941	+/-3,175	65.1%	+/-0.3
Renter-occupied	281,612	+/-2,669	34.9%	+/-0.3

UNITS IN STRUCTURE				
Total housing units	885,626	+/-546	885,626	(X)
1-unit, detached	619,084	+/-2,232	69.9%	+/-0.2
1-unit, attached	56,720	+/-1,189	6.4%	+/-0.1
2 units	18,492	+/-900	2.1%	+/-0.1
3 or 4 units	35,087	+/-1,334	4.0%	+/-0.2
5 to 9 units	47,156	+/-1,249	5.3%	+/-0.1
10 to 19 units	38,717	+/-1,519	4.4%	+/-0.2
20 or more units	53,696	+/-1,308	6.1%	+/-0.1
Mobile home	16,331	+/-589	1.8%	+/-0.1
Boat, RV, van, etc.	343	+/-155	0.0%	+/-0.1

### Housing Cost and Affordability

HUD CDBG program uses income limits to determine eligibility of beneficiaries. The low-to-moderate income households are based on the region's median income. HUD further defines housing affordability as all housing related costs for a household not exceeding 30% of the household's total annual income.

At the time of this report, HUD CDBG Income Limits for Kansas City, MO-KS FMR Area are as follows:

**Table 25. HUD 2018 Income Limits**

Area			1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Kansas City, MO-KS HUD Metro FMR Area	INCOME LIMITS	CDBG HOUSEHOLD INCOME LEVELS								
Median Household Income \$80,000	30%	Extremely Low	\$16,800	\$19,200	\$21,600	\$24,000	\$25,950	\$27,850	\$29,800	\$31,700
	50%	Low	\$28,000	\$32,000	\$36,000	\$40,000	\$43,200	\$46,400	\$49,600	\$52,800
	80%	Moderate	\$44,800	\$51,200	\$57,600	\$64,000	\$69,150	\$74,250	\$79,400	\$84,500

Source: HUD 2018.

The U.S. Census ACS 2016 5-year Estimates for both Lee's Summit and Kansas City Metro area are presented below. A summary table of housing affordability data follows the detailed ACS tables, which focuses on both owner housing units and renter units in terms of housing cost and household income ratio broken down to those that are below 30% of the household income and those 30% and above.

**Table 26. Housing Units by Value Range and Rent - Lee's Summit**

Subject	Lee's Summit city, Missouri			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED CHARACTERISTICS				
VALUE				
Owner-occupied units	26,487	+/-579	26,487	(X)
Less than \$50,000	613	+/-130	2.3%	+/-0.5
\$50,000 to \$99,999	1,371	+/-201	5.2%	+/-0.7
\$100,000 to \$149,999	4,927	+/-404	18.6%	+/-1.5
\$150,000 to \$199,999	6,800	+/-403	25.7%	+/-1.3
\$200,000 to \$299,999	7,614	+/-410	28.7%	+/-1.4

\$300,000 to \$499,999	4,368	+/-344	16.5%	+/-1.3
\$500,000 to \$999,999	714	+/-167	2.7%	+/-0.6
\$1,000,000 or more	80	+/-45	0.3%	+/-0.2
Median (dollars)	195,900	+/-3,758	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	26,487	+/-579	26,487	(X)
Housing units with a mortgage	20,808	+/-569	78.6%	+/-1.4
Housing units without a mortgage	5,679	+/-402	21.4%	+/-1.4
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	20,808	+/-569	20,808	(X)
Less than \$500	106	+/-50	0.5%	+/-0.2
\$500 to \$999	2,315	+/-275	11.1%	+/-1.3
\$1,000 to \$1,499	6,675	+/-471	32.1%	+/-2.0
\$1,500 to \$1,999	6,175	+/-449	29.7%	+/-1.9
\$2,000 to \$2,499	3,232	+/-309	15.5%	+/-1.5
\$2,500 to \$2,999	1,222	+/-177	5.9%	+/-0.9
\$3,000 or more	1,083	+/-185	5.2%	+/-0.9
Median (dollars)	1,596	+/-28	(X)	(X)
Housing units without a mortgage	5,679	+/-402	5,679	(X)
Less than \$250	112	+/-56	2.0%	+/-1.0
\$250 to \$399	582	+/-137	10.2%	+/-2.2
\$400 to \$599	2,277	+/-216	40.1%	+/-3.2
\$600 to \$799	1,738	+/-288	30.6%	+/-4.2
\$1,000 or more	314	+/-93	5.5%	+/-1.6
Median (dollars)	589	+/-18	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	20,757	+/-576	20,757	(X)
Less than 20.0 percent	10,836	+/-578	52.2%	+/-2.2
20.0 to 24.9 percent	3,472	+/-345	16.7%	+/-1.7
25.0 to 29.9 percent	1,937	+/-251	9.3%	+/-1.2
30.0 to 34.9 percent	1,252	+/-225	6.0%	+/-1.1
35.0 percent or more	3,260	+/-421	15.7%	+/-1.9
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	5,633	+/-401	5,633	(X)
Less than 10.0 percent	2,788	+/-323	49.5%	+/-4.3
10.0 to 14.9 percent	1,245	+/-192	22.1%	+/-3.2
15.0 to 19.9 percent	466	+/-115	8.3%	+/-1.9
20.0 to 24.9 percent	355	+/-106	6.3%	+/-1.8
25.0 to 29.9 percent	174	+/-79	3.1%	+/-1.4
30.0 to 34.9 percent	161	+/-73	2.9%	+/-1.3
35.0 percent or more	444	+/-129	7.9%	+/-2.2
GROSS RENT				
Occupied units paying rent	7,937	+/-424	7,937	(X)
Less than \$500	424	+/-136	5.3%	+/-1.7
\$500 to \$999	3,584	+/-413	45.2%	+/-4.5
\$1,000 to \$1,499	2,896	+/-339	36.5%	+/-3.9
\$1,500 to \$1,999	684	+/-200	8.6%	+/-2.4
\$2,000 to \$2,499	245	+/-97	3.1%	+/-1.2
\$2,500 to \$2,999	79	+/-48	1.0%	+/-0.6
\$3,000 or more	25	+/-29	0.3%	+/-0.4
Median (dollars)	996	+/-36	(X)	(X)

No rent paid	241	+/-103	(X)	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	7,790	+/-439	7,790	(X)
Less than 15.0 percent	900	+/-178	11.6%	+/-2.3
15.0 to 19.9 percent	1,193	+/-205	15.3%	+/-2.6
20.0 to 24.9 percent	1,086	+/-229	13.9%	+/-2.8
25.0 to 29.9 percent	619	+/-180	7.9%	+/-2.3
30.0 to 34.9 percent	494	+/-176	6.3%	+/-2.2
35.0 percent or more	3,498	+/-385	44.9%	+/-3.9
Not computed	388	+/-148	(X)	(X)

Source: Census ACS 2016 5 Year Estimates

Table 27. Housing Units by Value Range and Rent - Region

Subject	Kansas City, MO-KS Metro Area			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>VALUE</b>				
Owner-occupied units	524,941	+/-3,175	524,941	(X)
Less than \$50,000	40,632	+/-1,142	7.7%	+/-0.2
\$50,000 to \$99,999	85,390	+/-1,662	16.3%	+/-0.3
\$100,000 to \$149,999	107,184	+/-1,832	20.4%	+/-0.3
\$150,000 to \$199,999	103,223	+/-1,694	19.7%	+/-0.3
\$200,000 to \$299,999	105,632	+/-1,431	20.1%	+/-0.3
\$300,000 to \$499,999	60,792	+/-1,213	11.6%	+/-0.2
\$500,000 to \$999,999	18,113	+/-793	3.5%	+/-0.2
\$1,000,000 or more	3,975	+/-317	0.8%	+/-0.1
Median (dollars)	162,400	+/-741	(X)	(X)
<b>MORTGAGE STATUS</b>				
Owner-occupied units	524,941	+/-3,175	524,941	(X)
Housing units with a mortgage	358,459	+/-2,747	68.3%	+/-0.4
Housing units without a mortgage	166,482	+/-2,252	31.7%	+/-0.4
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
Housing units with a mortgage	358,459	+/-2,747	358,459	(X)
Less than \$500	4,156	+/-378	1.2%	+/-0.1
\$500 to \$999	67,905	+/-1,424	18.9%	+/-0.3
\$1,000 to \$1,499	128,926	+/-2,192	36.0%	+/-0.5
\$1,500 to \$1,999	83,810	+/-1,346	23.4%	+/-0.4
\$2,000 to \$2,499	39,511	+/-1,081	11.0%	+/-0.3
\$2,500 to \$2,999	16,214	+/-701	4.5%	+/-0.2
\$3,000 or more	17,937	+/-843	5.0%	+/-0.2
Median (dollars)	1,414	+/-6	(X)	(X)
Housing units without a mortgage	166,482	+/-2,252	166,482	(X)
Less than \$250	11,289	+/-639	6.8%	+/-0.4
\$250 to \$399	37,116	+/-1,124	22.3%	+/-0.6
\$400 to \$599	65,821	+/-1,652	39.5%	+/-0.8
\$600 to \$799	32,050	+/-986	19.3%	+/-0.5
\$800 to \$999	11,453	+/-585	6.9%	+/-0.3

\$1,000 or more	8,753	+/-511	5.3%	+/-0.3
Median (dollars)	497	+/-3	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP)				
Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	357,159	+/-2,714	357,159	(X)
Less than 20.0 percent	174,346	+/-2,217	48.8%	+/-0.5
20.0 to 24.9 percent	60,885	+/-1,406	17.0%	+/-0.4
25.0 to 29.9 percent	37,181	+/-1,210	10.4%	+/-0.3
30.0 to 34.9 percent	24,140	+/-1,034	6.8%	+/-0.3
35.0 percent or more	60,607	+/-1,453	17.0%	+/-0.4
Not computed	1,300	+/-220	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAP cannot be computed)	164,600	+/-2,222	164,600	(X)
Less than 10.0 percent	69,878	+/-1,390	42.5%	+/-0.6
10.0 to 14.9 percent	34,687	+/-1,032	21.1%	+/-0.5
15.0 to 19.9 percent	19,738	+/-759	12.0%	+/-0.4
20.0 to 24.9 percent	11,729	+/-580	7.1%	+/-0.3
25.0 to 29.9 percent	7,915	+/-457	4.8%	+/-0.3
30.0 to 34.9 percent	4,835	+/-378	2.9%	+/-0.2
35.0 percent or more	15,818	+/-611	9.6%	+/-0.4
Not computed	1,882	+/-301	(X)	(X)
GROSS RENT				
Occupied units paying rent	269,829	+/-2,697	269,829	(X)
Less than \$500	28,216	+/-1,148	10.5%	+/-0.4
\$500 to \$999	149,351	+/-2,017	55.4%	+/-0.6
\$1,000 to \$1,499	72,483	+/-1,767	26.9%	+/-0.6
\$1,500 to \$1,999	13,769	+/-706	5.1%	+/-0.3
\$2,000 to \$2,499	3,642	+/-401	1.3%	+/-0.1
\$2,500 to \$2,999	985	+/-204	0.4%	+/-0.1
\$3,000 or more	1,383	+/-252	0.5%	+/-0.1
Median (dollars)	863	+/-5	(X)	(X)
No rent paid	11,783	+/-666	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAP)				
Occupied units paying rent (excluding units where GRAP cannot be computed)	264,762	+/-2,739	264,762	(X)
Less than 15.0 percent	35,778	+/-1,389	13.5%	+/-0.5
15.0 to 19.9 percent	38,007	+/-1,361	14.4%	+/-0.5
20.0 to 24.9 percent	38,603	+/-1,355	14.6%	+/-0.5
25.0 to 29.9 percent	32,807	+/-1,294	12.4%	+/-0.5
30.0 to 34.9 percent	22,737	+/-1,177	8.6%	+/-0.4
35.0 percent or more	96,830	+/-2,009	36.6%	+/-0.6
Not computed	16,850	+/-886	(X)	(X)

Source: Census ACS 2016 5 Year Estimates

**Table 28. Census Housing Affordability Summary**

U.S. Census 2016 ACS 5-year Estimates: Housing Affordability Summary		
Owner Unit Value	Lee's Summit	KC Metro
Below \$150,000	26.10%	44.40%
Below \$200,000	51.80%	64.10%
Below \$300,000	80.50%	84.20%
Owner Households with a Mortgage		
Less than 30% of HH Income	78.20%	76.20%
More than 30% of HH Income	21.80%	23.80%
Owner Households without a Mortgage		
Less than 30% of HH Income	89.30%	87.50%
More than 30% of HH Income	10.70%	12.50%
Renter Households		
Less than 30% of HH Income	48.70%	54.90%
More than 30% of HH Income	51.30%	45.10%

For the owner-occupied housing units, Lee's Summit has a significantly lower percentage of units below the value of \$150,000 than the region as a whole. The same is true for units below \$200,000 and those below \$300,000. As mentioned earlier, for HUD programs, housing affordability is set as the total housing related cost not exceeding 30% of the household income. As can be seen from the table above, for owner-occupied housing units with a mortgage in Lee's Summit, 78.2% of the units have housing related cost less than 30% of the households' income while 21.8% of the units exceed 30%. This can be interpreted as about 22% of owner households with a home mortgage have a housing cost burden in Lee's Summit. On the other hand, the owner households without a mortgage are less likely to experience a housing cost burden (about 12%). On the renter housing side, about 49% of unit rents are below 30% the renter households' income in Lee's Summit, while over 51% of the unit rents exceed 30%. This also means that over half of the renter units in Lee's Summit are not affordable to renter households.

We also examined the City's data to better understand the affordability of housing in today's market. Lee's Summit housing permit records suggest that over the last two decades, construction values have increased significantly across the board. These increases are a result of many factors, including increasing cost of infrastructure improvements, construction materials, labor, sizes of homes and associated amenities. Developers and builders build products in response to market demand for the highest possible profit. All these factors play a role in making newly constructed residential units less and less affordable to people at the bottom of the income scale.

**Table 29. Lee's Summit Housing Permit Valuation Ranges**

Lee's Summit Housing Construction Permit Valuation Averages		
Unit Type	2000 - 2009	2010 - 2017
Per Unit Average Value All Units	\$144,545	\$238,709
Per Single Family Unit	\$177,988	\$302,865

Per Duplex Unit	\$114,211	\$194,356
Per Triplex Unit	\$108,264	\$157,367
Per Fourplex Unit	\$85,425	\$161,610
Per Multifamily Unit	\$53,283	\$99,567

Source: City Permit Records 2000 through 2017.

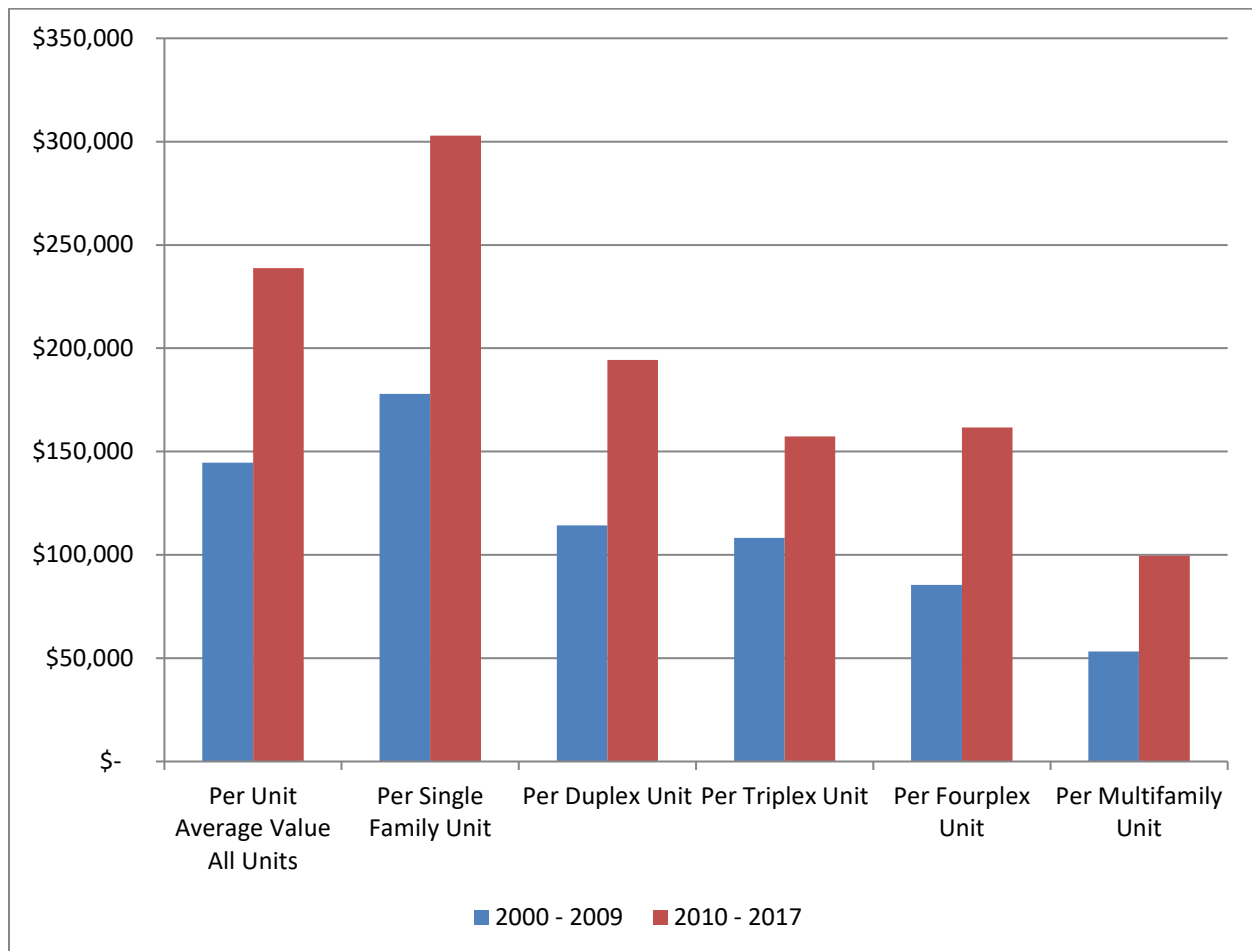


Chart 20. Average building permit valuation per dwelling unit

The maps below provide a visual depiction of housing in Lee's Summit in terms of its age and its appraised value and correlation between the two. The map on the left shows ages of subdivisions since their platting. The age pattern is obvious: The downtown and old town areas were first developed before 1960 and the City has grown outwards further and further from the core since then. The map on the right shows the most recent county assessors' data for residential properties. It is clear that older homes are of lower values than newer homes and the highest valued homes are in and around the newest residential subdivisions close to the edge of the City. There is strong correlation between age and value of the home in general and older homes are more affordable than newer homes.

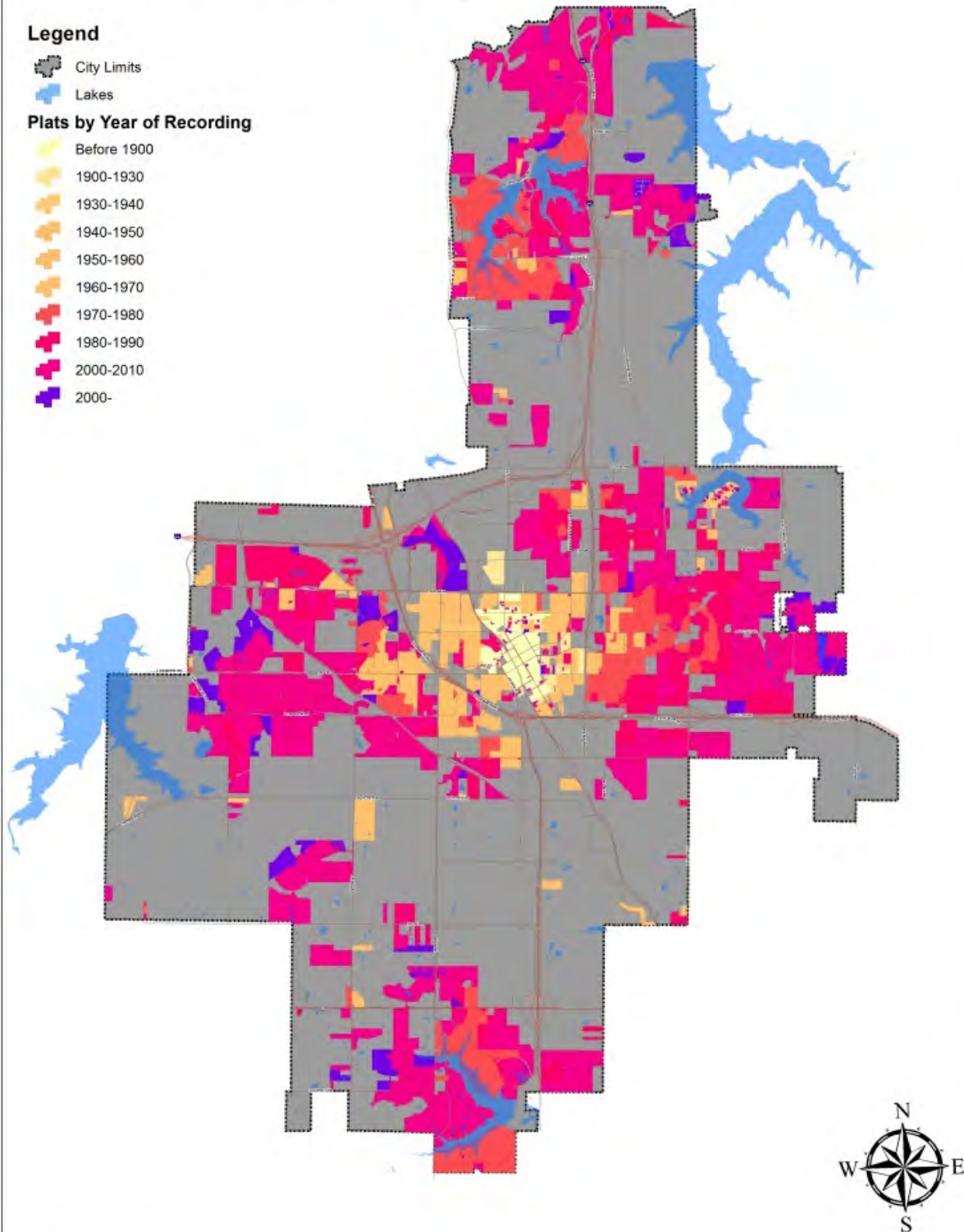
## Residential Subdivision Plats by Year of Recording

### Legend

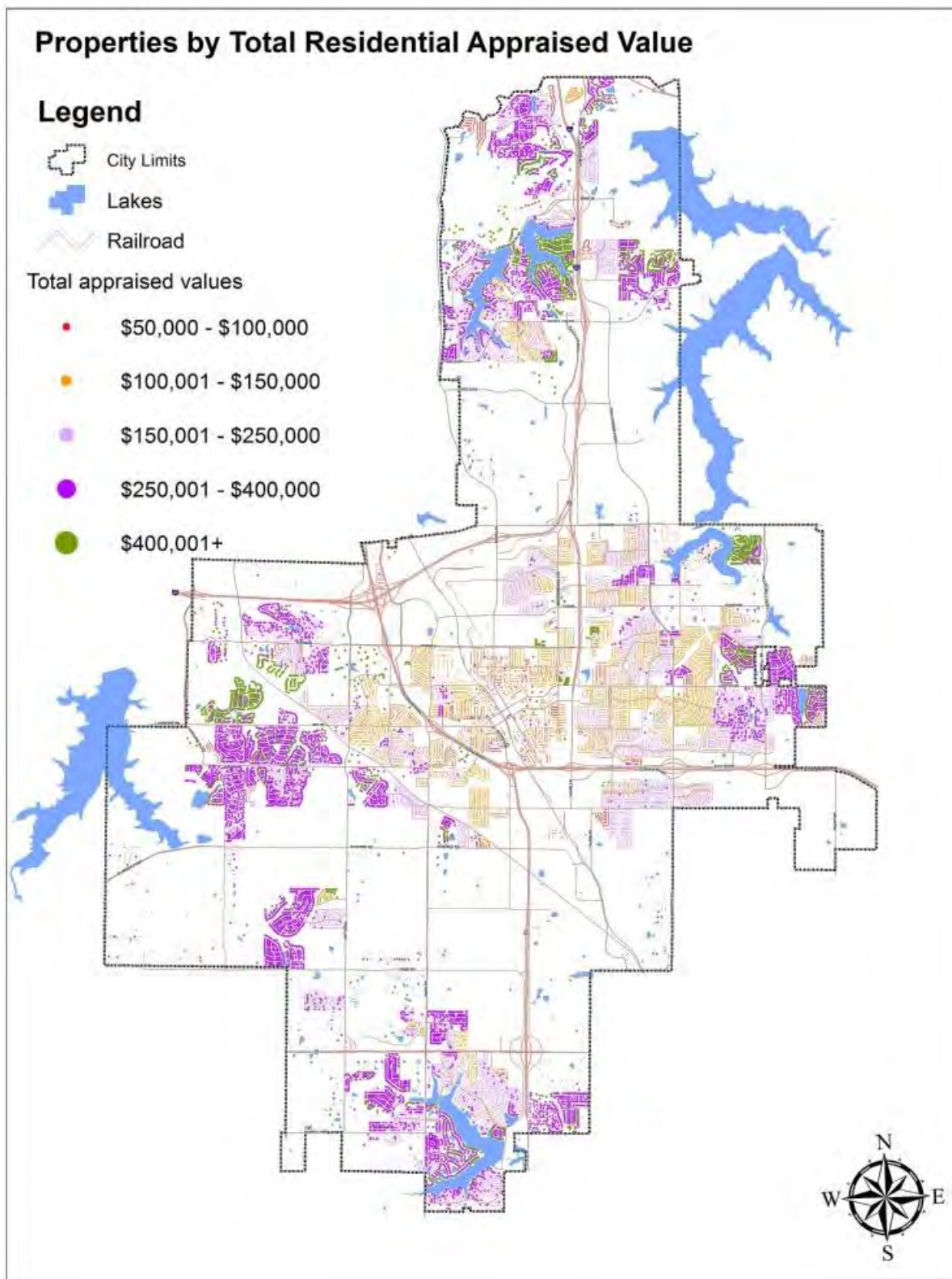
- City Limits
- Lakes

### Plats by Year of Recording

- Before 1900
- 1900-1930
- 1930-1940
- 1940-1950
- 1950-1960
- 1960-1970
- 1970-1980
- 1980-1990
- 2000-2010
- 2000-



Map 18. Residential Subdivision Plats by Year of Recording



Map 19. Residential Properties by Appraised Value

## Housing Cost Burdens

AFFH-T provides data to help communities understand the levels of housing cost burdens and other housing related problems for their households broken down by race and ethnicity. The table below allows us to see which racial/ethnic groups experience more housing cost burdens than other groups. In Lee's Summit, the Hispanic population is more likely to experience housing cost burden followed by Other, Non-Hispanic population. Black, Non-Hispanic households are slightly more likely to have housing cost burdens than White, Non-Hispanic. Non-family households are about three times more likely to have housing cost burdens than family households. In comparison, in the Kansas City Metro region, Black, Non-Hispanic population are more likely to experience housing cost burdens than any other racial/ethnic groups, followed by Hispanic population.

In conclusion, in Lee's Summit, all minority population experiences higher housing burdens except Asian or Pacific Islander, Non-Hispanic. In the metro region, all minority groups bear heavier housing burdens.

**Table 30. Households with Severe Housing Cost Burden by Race - Lee's Summit and Region Comparison**

Households with Severe Housing Cost Burden	(Lee's Summit, MO CDBG) Jurisdiction			(Kansas City, MO-KS) Region		
Race/Ethnicity	# with severe cost burden	# households	% with severe cost burden	# with severe cost burden	# households	% with severe cost burden
White, Non-Hispanic	3,250	29,385	11.06%	66,155	617,942	10.71%
Black, Non-Hispanic	370	2,709	13.66%	22,763	97,506	23.35%
Hispanic	140	614	22.80%	7,605	44,305	17.17%
Asian or Pacific Islander, Non-Hispanic	15	674	2.23%	1,779	16,074	11.07%
Native American, Non-Hispanic	0	30	0.00%	479	2,843	16.85%
Other, Non-Hispanic	50	330	15.15%	1,695	10,927	15.51%
Total	3,825	33,730	11.34%	100,476	789,600	12.72%
<b>Household Type and Size</b>						
Family households, <5 people	1,639	21,395	7.66%	41,468	447,122	9.27%
Family households, 5+ people	249	3,410	7.30%	6,933	71,806	9.66%
Non-family households	1,930	8,935	21.60%	52,053	270,667	19.23%
<i>Note 1: Severe housing cost burden is defined as greater than 50% of income.</i>						
<i>Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.</i>						
<i>Note 3: The number of households is the denominator for the % with problems, and may differ from the # households for the table on severe housing problems.</i>						
<i>Note 4: Data Sources: CHAS</i>						

The numbers in the next table tell very similar stories regarding households experiencing housing problems and housing deficiencies among different racial and ethnic groups. Just as households of certain racial/ethnic groups more likely to experience housing burdens, all minority groups in Lee's Summit experience are more likely to experience housing problems and housing deficiencies as well, yet slightly better than the region.

To conclude, in both Lee's Summit and the metro region, minorities have disproportionate housing needs.

**Table 31. Demographics of Households with Disproportionate Housing Needs - Lee's Summit and Region Comparison**

Disproportionate Housing Needs	(Lee's Summit, MO CDBG) Jurisdiction			(Kansas City, MO-KS) Region		
Households experiencing any of 4 housing problems	# with problems	# households	% with problems	# with problems	# households	% with problems
<b>Race/Ethnicity</b>						
White, Non-Hispanic	8,085	29,385	27.51%	164,759	617,942	26.66%
Black, Non-Hispanic	1,140	2,709	42.08%	44,699	97,506	45.84%
Hispanic	275	614	44.79%	19,132	44,305	43.18%
Asian or Pacific Islander, Non-Hispanic	170	674	25.22%	4,580	16,074	28.49%
Native American, Non-Hispanic	0	30	0.00%	1,032	2,843	36.30%
Other, Non-Hispanic	125	330	37.88%	4,202	10,927	38.46%
Total	9,790	33,730	29.02%	238,380	789,600	30.19%
<b>Household Type and Size</b>						
Family households, <5 people	4,790	21,395	22.39%	105,685	447,122	23.64%
Family households, 5+ people	995	3,410	29.18%	25,253	71,806	35.17%
Non-family households	4,010	8,935	44.88%	107,440	270,667	39.69%
Households experiencing any of 4 Severe Housing Problems	# with severe problems	# households	% with severe problems	# with severe problems	# households	% with severe problems
<b>Race/Ethnicity</b>						
White, Non-Hispanic	3,740	29,385	12.73%	74,344	617,942	12.03%
Black, Non-Hispanic	405	2,709	14.95%	24,897	97,506	25.53%
Hispanic	175	614	28.50%	11,059	44,305	24.96%
Asian or Pacific Islander, Non-Hispanic	15	674	2.23%	2,555	16,074	15.90%
Native American, Non-Hispanic	0	30	0.00%	520	2,843	18.29%
Other, Non-Hispanic	85	330	25.76%	2,103	10,927	19.25%
Total	4,420	33,730	13.10%	115,495	789,600	14.63%
Note 1: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.						
Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.						
Note 3: Data Sources: CHAS						

## Housing Stock Analysis (same data as Housing Profile above)

### Home Ownership

The AFFH-T data compares between homeowner households and renter households among different racial and ethnic groups. By simple comparison of Rent versus Own, we can see that Black, Non-Hispanic households are significantly more likely to rent than to own in Lee's Summit, followed by Hispanic households. In the metro region, both groups are significantly more likely to be renter households than owner households.

**Table 32. Homeownership and Rental Rates by Race/Ethnicity – Lee's Summit and Region Comparison**

Race/Ethnicity	(Lee's Summit, MO CDBG) Jurisdiction						(Kansas City, MO-KS) Region					
	Homeowners		Renters		Ratio		Homeowners		Renters		Ratio	
	#	%	#	%	Own-Rent	Rent/Own	#	%	#	%	Own-Rent	Rent/Own
White, Non-Hispanic	23,045	90.1%	6,355	77.9%	16,690	0.28	449,335	85.17%	168,660	64.37%	280,675	0.38
Black, Non-Hispanic	1,230	4.8%	1,470	18.0%	(240)	1.20	39,775	7.54%	57,729	22.03%	(17,954)	1.45
Hispanic	425	1.7%	180	2.2%	245	0.42	21,899	4.15%	22,420	8.56%	(521)	1.02
Asian or Pacific Islander, Non-Hispanic	590	2.3%	85	1.0%	505	0.14	9,196	1.74%	6,854	2.62%	2,342	0.75
Native American, Non-Hispanic	30	0.1%	0	0.0%	30	0.00	1,710	0.32%	1,137	0.43%	573	0.66

Other, Non-Hispanic	260	1.0%	65	0.8%	195	0.25	5,675	1.08%	5,230	2.00%	445	0.92
Note 1: Data presented are numbers of households, not individuals.												
Note 2: Data Sources: CHAS												

## Publicly Supported Housing

The Department of Housing and Urban Development maintains records of all Publicly Supported Housing establishments, including Public Housing, Project-based Section 8 housing, Other Multifamily housing, and housing units tied to the Housing Choice Voucher Program. Based on HUD data, Lee's Summit provides a total of 116 residential units operated by the Lee's Summit Housing Authority, 314 housing units through Project-based Section 8 housing complexes and a total of 393 units under the Housing Choice Voucher Program. These publicly supported housing units account for slightly over 2% of Lee's Summit's housing stock.

**Table 33. Publicly Supported Housing Units by Program Category**

Housing Units	(Lee's Summit, MO CDBG) Jurisdiction	
	#	%
Total housing units	36,760	-
Public Housing	116	0.32%
Project-based Section 8	314	0.85%
Other Multifamily	N/A	N/A
Housing Choice Voucher Program	393	1.07%
Note 1: Data Sources: Decennial Census; APSH		

The following table breaks down publicly supported housing resident households by race/ethnicity for both Lee's Summit and KC Metro region. In Lee's Summit, white households living in Public Housing account for the highest percentage than in any other publicly supported housing types and have the largest share of the Project-based Section 8 residency. Black households have the highest share of the Housing Choice Voucher Program than white, Hispanic and Asian households.

In comparison, in the KC region, black households living in Housing Choice Voucher Program housing account for the largest share among all publicly supported housing types, followed by black households in Public Housing establishments.

**Table 34. Publicly Supported Households by Race/Ethnicity**

(Lee's Summit, MO CDBG) Jurisdiction	Race/Ethnicity							
	White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	98	86.73%	12	10.62%	2	1.77%	0	0.00%
Project-Based Section 8	187	57.54%	128	39.38%	5	1.54%	4	1.23%
Other Multifamily	N/A	N/A	0	0.00%	N/A	N/A	N/A	N/A
Housing Choice Voucher Program	142	39.23%	212	58.56%	4	1.10%	3	0.83%
Total Households	29,385	87.12%	2,709	8.03%	614	1.82%	674	2.00%
0-30% of AMI	2,015	82.41%	330	13.50%	45	1.84%	14	0.57%
0-50% of AMI	3,170	68.54%	560	12.11%	75	1.62%	59	1.28%
0-80% of AMI	7,275	76.74%	1,089	11.49%	235	2.48%	94	0.99%
(Kansas City, MO-KS) Region								

Housing Type	#	%	#	%	#	%	#	%
Public Housing	1,149	26.20%	2,805	63.97%	228	5.20%	150	3.42%
Project-Based Section 8	3,517	41.45%	4,468	52.66%	363	4.28%	93	1.10%
Other Multifamily	653	57.28%	447	39.21%	33	2.89%	4	0.35%
Housing Choice Voucher Program	4,535	30.16%	10,031	66.72%	331	2.20%	78	0.52%
Total Households	617,942	78.26%	97,506	12.35%	44,305	5.61%	16,074	2.04%
0-30% of AMI	56,803	59.02%	26,212	27.24%	8,918	9.27%	1,851	1.92%
0-50% of AMI	100,308	53.56%	42,635	22.76%	17,418	9.30%	3,373	1.80%
0-80% of AMI	201,678	62.41%	62,403	19.31%	27,286	8.44%	5,744	1.78%
Note 1: Data Sources: Decennial Census; APSH; CHAS								
Note 2: Numbers presented are numbers of households not individuals.								

The data from the AFFH-T below provides a detailed listing of publicly supported residential establishments in Lee's Summit and the demographics of their residents. The tables that follow contain other information related to publicly supported housing and their residents.

**Table 35. Demographics of Publicly Supported Housing Developments, by Program Category**

<b>Public Housing</b>								
<b>(Lee's Summit, MO CDBG) Jurisdiction</b>								
Development Name	PHA Code	PHA Name	# Units	White	Black	Hispanic	Asian	Households with Children
Duncan Estates	MO030	Lee's Summit Housing Authority	116	87%	11%	2%	N/A	2%
<b>Project-Based Section 8</b>								
<b>(Lee's Summit, MO CDBG) Jurisdiction</b>								
Development Name	PHA Code	PHA Name	# Units	White	Black	Hispanic	Asian	Households with Children
Sage Crossing Apartments	N/A	N/A	152	38%	58%	1%	1%	79%
John Calvin Manor	N/A	N/A	88	84%	11%	2%	3%	N/A
Ashbrooke Apartments	N/A	N/A	74	60%	36%	3%	N/A	64%
Note 1: For LIHTC properties, this information will be supplied by local knowledge.								
Note 2: Percentages may not add to 100 due to rounding error.								
Note 3: Data Sources: APSH								

**Table 36. Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children**

<b>(Lee's Summit, MO CDBG) Jurisdiction</b>								
	<b>Households in 0-1 Bedroom Units</b>		<b>Households in 2 Bedroom Units</b>		<b>Households in 3+ Bedroom Units</b>		<b>Households with Children</b>	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	93	82.30%	19	16.81%	0	0.00%	2	1.77%
Project-Based Section 8	124	37.35%	107	32.23%	98	29.52%	170	51.20%
Other Multifamily	0	0.00%	0	0.00%	0	0.00%	N/A	N/A
Housing Choice Voucher Program	38	10.13%	179	47.73%	146	38.93%	233	62.13%
Note 1: Data Sources: APSH								

**Table 37. Disability by Publicly Supported Housing Program Category**

	People with a Disability	
	#	%
<b>(Lee's Summit, MO CDBG) Jurisdiction</b>		
Public Housing	31	27.43%
Project-Based Section 8	60	18.07%
Other Multifamily	N/A	N/A
Housing Choice Voucher Program	53	14.13%
<b>(Kansas City, MO-KS) Region</b>		
	#	%
Public Housing	1,461	32.88%
Project-Based Section 8	1,803	20.72%
Other Multifamily	284	23.32%
Housing Choice Voucher Program	3,716	24.11%
Note 1: The definition of "disability" used by the Census Bureau may not be comparable to reporting requirements under HUD programs.		
Note 2: Data Sources: ACS		

## Mortgage Lending

### Mortgage Loan Application Analysis

The Federal Home Mortgage Disclosure Act (HMDA) was enacted in 1975 and was implemented by the Federal Reserve Board's Regulation C. on July 21, 2011; the rule-writing authority of Regulation C was transferred to the Consumer Financial Protection Bureau (CFPB). The law requires lending institutions to report public loan data. For this study, mortgage application statistics for 2015 through 2017 were gathered from MHDA's database and analyzed. A total of slightly over 19,000 mortgage applications originated from Lee's Summit area Census Tracts. In 2016, around 7,000 applications were filed, the highest number of filings of the three years. The loan applications were categorized as; Home Purchases, Home Improvements, and Refinancing. The loan types included Conventional, Federal Housing Administration (FHA), and Veterans Administration (VA). The first table below summarizes the mortgage applications for all three years originated from all Census Tracts combined and the results of the applications by race/ethnicity as the applicants claimed in the application forms (Note: From the HMDA statistics, it seems that the applicants have the option to not provide racial information or to choose "Not Applicable").

**Table 38. Mortgage Applications by Race/Ethnicity**

Lee's Summit 2015-2017 (All Census Tracts)	Asian		Black		Hawaiian		Hispanic		Native American		White		No Information		Not Applicable		Total	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
<b>Total</b>	110	1.3%	501	5.9%	10	0.1%	0	0.0%	39	0.5%	5,002	59.0%	723	8.5%	2,097	24.7%	8,482	100%
Loan originated	161	1.5%	505	4.8%	8	0.1%	0	0.0%	38	0.4%	8,807	83.3%	829	7.8%	228	2.2%	10,576	100%
Appl. withdrawn by applicant	37	1.9%	134	6.9%	3	0.2%	0	0.0%	9	0.5%	1,487	77.0%	259	13.4%	2	0.1%	1,931	100%
Appl. approved but not accepted	9	2.0%	39	8.8%	1	0.2%	0	0.0%	5	1.1%	334	75.2%	47	10.6%	9	2.0%	444	100%
Appl. denied by lender	29	1.6%	178	10.1%	3	0.2%	0	0.0%	7	0.4%	1,312	74.5%	229	13.0%	3	0.2%	1,761	100%
Loan purchased by lender	23	0.6%	98	2.6%	1	0.0%	0	0.0%	11	0.3%	1,482	39.6%	119	3.2%	2,005	53.6%	3,739	100%
File closed for incompleteness	12	2.0%	52	8.6%	2	0.3%	0	0.0%	7	1.2%	387	63.8%	69	11.4%	78	12.9%	607	100%

Source: The Consumer Financial Protection Bureau (<https://www.consumerfinance.gov/>)

The second table below uses the same statistics to see if there is any significant correlation between loan approvals or denials and the applicants' racial/ethnic background. Loan approval rate for Whites is the highest at close to 64% whereas Hawaiians at 44% and Blacks and Native Americans at 50%. Loan denial rate is the highest for Blacks at 17.7% whereas Native Americans at 9.1% and Whites 9.5. Comparing approval and denial rates of individual race/ethnicity with the average of the total reveals a pattern where loan approval rates for Whites and Asians are above the average of 55.5% whereas those of all the other minority groups are below the average. The loan denial rates are all above average rate of 9.2% except Native Americans. However, the denial rate for Blacks and Hawaiians are significantly higher than the average.

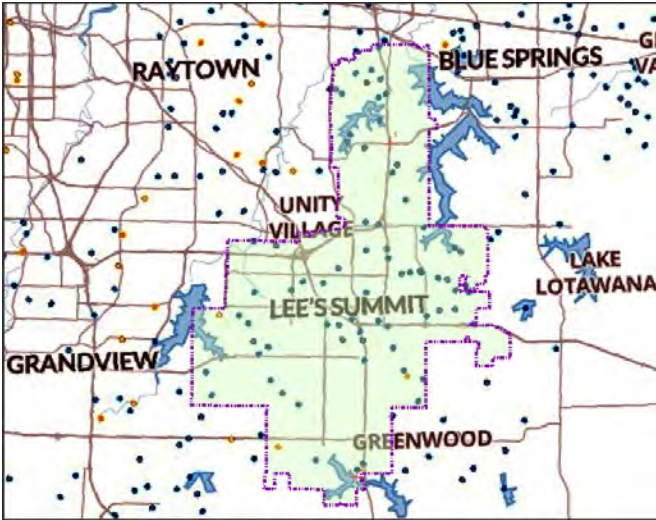
Before a conclusion is made, it is important to note two factors that need to be taken into consideration. First, the numbers in the tables do not explain the reasons behind all the actions taken on the loan applications. For instance, in the category "Application denied by lender", there is no information explaining why the application was denied. Also, for the category "Application approved by not accepted", we do not know why the applicant did not accept the loan. Second, the significant difference of the total number of applications originated among one racial group and that of another racial group may potentially have a significant impact on the approval and denial rates.

In a pure statistical sense, the numbers presented indicate that, generally speaking, loan applications originated from applicants of minority racial/ethnic background are more likely to be denied than those from the White applicants.

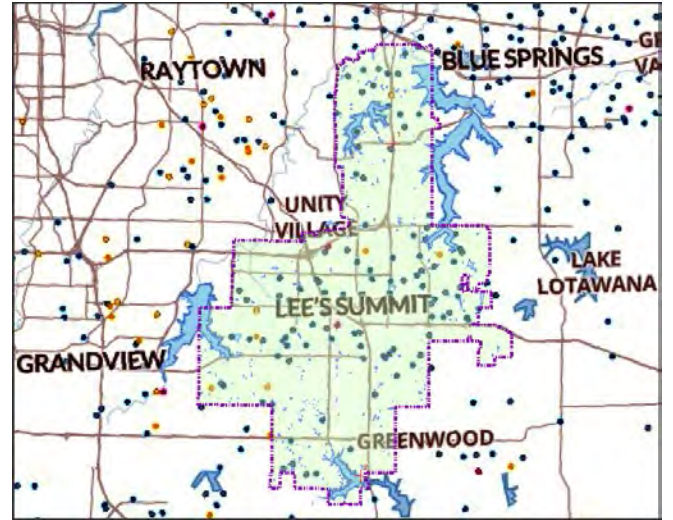
**Table 39. Loan Application Approval and Denial by Race/Ethnicity**

Lee's Summit 2015-2017	Asian		Black		Hawaiian		Hispanic		Native American		White		No Race Info		N/A		Total	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
<b>Total</b>	271		1,006		18		-	0.0%	77		13,809		1,552		2,318		19,051	
Loan originated (approved)	161	59.4%	505	50.2%	8	44.4%	-	0.0%	38	49.4%	8,807	63.8%	829	53.4%	228	9.8%	10,576	55.5%
Application denied by lender	29	10.7%	178	17.7%	3	16.7%	-	0.0%	7	9.1%	1,312	9.5%	229	14.8%	3	0.1%	1,761	9.2%

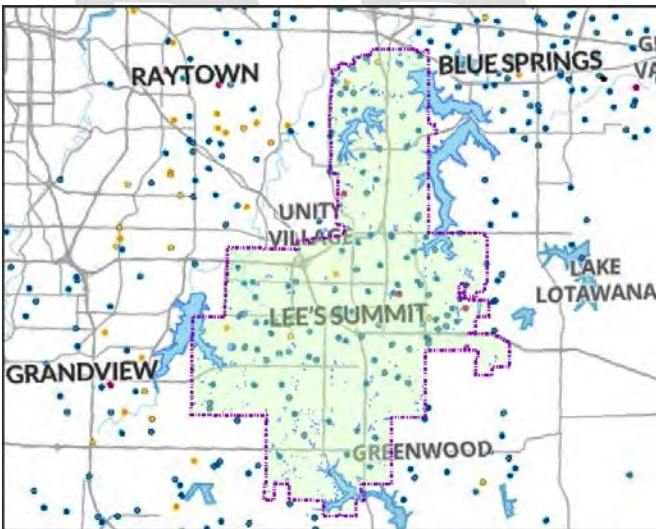
The maps below from the Urban Institute's interactive online map utilizing HMDA annual mortgage data show Lee's Summit area homes purchased or refinanced with mortgages between 2014 and 2017 by racial/ethnic background of the borrowers. The distributions of mortgage activities do not present any clusters.



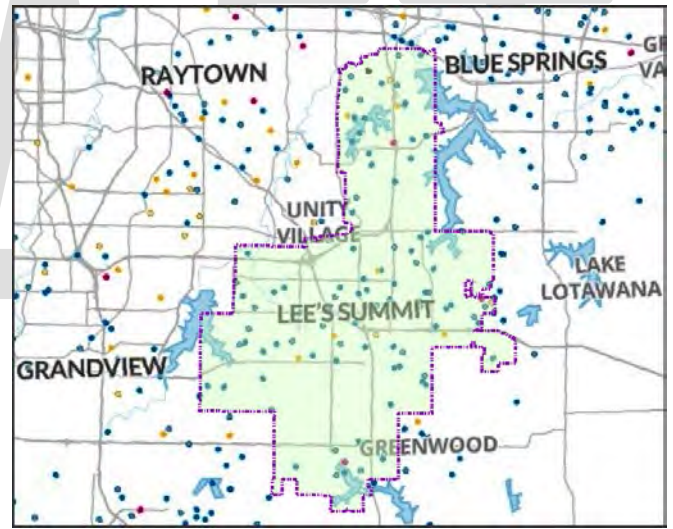
2014



2015



2016



2017



Note: Each dot represents 10 mortgages.

## Housing Discrimination Complaints

Table 40. Discrimination Complaints 2013-2018

Missouri Commission on Human Rights			Charges Filed: CY2013 - CY2018 (YTD as of 5/2/2018)					
Charges filed by Charging Parties or Respondents in selected counties								
Charging Party City			Housing					
			CY2013	CY2014	CY2015	CY2016	CY2017	CY2018
Jackson	Disability (ADA)	Other			1	1		
	National Origin	National Origin-Other				1		
Kansas City	Disability (ADA)	Handicap (Not ADA)	3	1	1	9	7	4
		Other				1	1	
	FEPA Basis	Familial Status		1		1	1	
	Gender	Sex-Female	1			3		
		Sex-Male				1	1	
	National Origin	National Origin-Arab, Afghani or Middle-Eastern	1		1			
		National Origin-Hispanic				1		
		National Origin-Other				1		
	Race	Race-Black/African American	2		4	11	2	
	Religion	Religion-Muslim	1			1		
		Religion-Protestant	1					
	Retaliation	Retaliation		1		2	2	
Lees Summit	Disability (ADA)	Handicap (Not ADA)	4	1		2	1	
	FEPA Basis	Familial Status	1					
	Gender	Sex-Female		1				
	Race	Race-Black/African American	1	4	2		4	
North Kansas City	Disability (ADA)	Handicap (Not ADA)	1			1		
	Gender	Sex-Male				1		
	National Origin	National Origin-Hispanic			1			
	Race	Race-Black/African American				2		
	Retaliation	Retaliation			1			
Respondent City			Housing					
			CY2013	CY2014	CY2015	CY2016	CY2017	CY2018
Jackson	Disability (ADA)	Other			1	1		
	National Origin	National Origin-Other				1		
Kansas City	Disability (ADA)	Handicap (Not ADA)	2	1	2	10	3	1
		Other				1		
	FEPA Basis	Familial Status				1	1	
	Gender	Sex-Female	1	1		3		
		Sex-Male				1	1	
	National Origin	National Origin-Arab, Afghani or Middle-Eastern	1		1			
		National Origin-Hispanic		1				
		National Origin-Other				1		
	Race	Race-Black/African American	1	1	4	11	3	
		Race-White				1		
	Religion	Religion-Muslim	2			1		
		Religion-Protestant	1					
	Retaliation	Retaliation		1		2	1	
Lees Summit	Color	Color		1				
	Disability (ADA)	Handicap (Not ADA)	3	1	2	2	4	
	FEPA Basis	Familial Status	1				2	
	Race	Race-Black/African American	1	3	1	1	1	
	Retaliation	Retaliation				1		
N Kansas City	Race	Race-Black/African American			1			
North Kansas City	Disability (ADA)	Handicap (Not ADA)	1			1		
	Gender	Sex-Male				1		
	National Origin	National Origin-Hispanic			1			
	Race	Race-Black/African American				2		
	Retaliation	Retaliation			1			

The tables below contain information from HMDA on consumer complaints filed against mortgage lending institutions and public responses from these institutions to consumers between 2012 and 2015. The data is grouped by Zip Code. As can be seen that in the majority of the cases the lenders provided explanations in a timely manner addressing the complaints and the consumers did not dispute them while some of the explanations were disputed.

Table 41. Consumer Complaints for Loan Applications By Zip Code

ZipCode	Complaint#	Received	Issue	Lender public response	Sent to lender	Lender response to consumer	Timely?	Consumer disputed?
64063	1242339	2/17/2015	Loan modification, collection, foreclosure		2/23/2015	Closed with explanation	Yes	No
	751763	3/10/2014	Loan servicing, payments, escrow account		3/11/2014	Closed with explanation	Yes	No
	1092429	10/29/2014	Loan servicing, payments, escrow account		10/29/2014	Closed with explanation	Yes	No
	258774	1/24/2013	Application, originator, mortgage broker		1/24/2013	Closed with explanation	Yes	No
	148947	9/10/2012	Loan modification, collection, foreclosure		9/10/2012	Closed with explanation	No	No
	701418	2/6/2014	Loan servicing, payments, escrow account		2/6/2014	Closed	Yes	No
	1943388	5/26/2016	Loan servicing, payments, escrow account	Company has responded to the consumer and the CFPB and chooses not to provide a public response	6/2/2016	Closed with explanation	Yes	No
	227875	1/11/2013	Loan modification, collection, foreclosure		1/14/2013	Closed with explanation	Yes	No
ZipCode	Complaint#	Received	Issue	Lender public response	Sent to lender	Lender response to consumer	Timely?	Consumer disputed?
64064	769323	3/20/2014	Loan modification, collection, foreclosure		3/20/2014	Closed with explanation	Yes	No
	509236	8/29/2013	Loan modification, collection, foreclosure		8/29/2013	Closed with explanation	Yes	Yes
	676127	1/18/2014	Loan modification, collection, foreclosure		1/27/2014	Closed with explanation	Yes	No
	1188436	1/9/2015	Loan modification, collection, foreclosure		1/9/2015	Closed with explanation	Yes	No
	1030471	9/16/2014	Settlement process and costs		9/19/2014	Closed with explanation	Yes	No
	377968	4/9/2013	Loan servicing, payments, escrow account		4/10/2013	Closed with explanation	Yes	No
	1142194	11/21/2014	Settlement process and costs		11/21/2014	Closed	Yes	No
	947902	7/22/2014	Loan servicing, payments, escrow account		7/22/2014	Closed with explanation	Yes	No
	1713812	12/22/2015	Loan servicing, payments, escrow account		12/22/2015	Closed with explanation	Yes	No
ZipCode	Complaint#	Received	Issue	Lender public response	Sent to lender	Lender response to consumer	Timely?	Consumer disputed?
64081	1004256	8/27/2014	Loan modification, collection, foreclosure		9/3/2014	Closed with explanation	Yes	No
	2476618	5/5/2017	Trouble during payment process	Company has responded to the consumer and the CFPB and chooses not to provide a public response	5/8/2017	Closed with explanation	Yes	N/A
	1043686	9/24/2014	Loan servicing, payments, escrow account		9/30/2014	Closed with explanation	Yes	No
	1118617	11/15/2014	Loan servicing, payments, escrow account		11/19/2014	Closed with explanation	Yes	Yes
	1027852	9/13/2014	Loan servicing, payments, escrow account		9/13/2014	Closed with non-monetary relief	Yes	No
	1003143	8/27/2014	Loan servicing, payments, escrow account		9/3/2014	Closed with explanation	Yes	No
	230469	1/14/2013	Loan modification, collection, foreclosure		1/17/2013	Closed with explanation	Yes	No
	1003144	8/27/2014	Loan servicing, payments, escrow account		9/3/2014	Closed with explanation	Yes	Yes
	1280827	3/12/2015	Loan servicing, payments, escrow account		3/12/2015	Closed with explanation	Yes	Yes
	998776	8/25/2014	Loan servicing, payments, escrow account		8/28/2014	Untimely response	No	No
	988211	8/18/2014	Loan servicing, payments, escrow account		8/21/2014	Closed with explanation	Yes	Yes
	1219521	1/31/2015	Loan servicing, payments, escrow account		2/5/2015	Closed with explanation	Yes	Yes
	429889	6/12/2013	Loan servicing, payments, escrow account		6/12/2013	Closed	Yes	Yes
	988209	8/18/2014	Loan servicing, payments, escrow account		8/21/2014	Closed with explanation	Yes	No
	1157937	12/16/2014	Loan servicing, payments, escrow account		1/21/2015	Closed with explanation	Yes	Yes

64081	1157938	12/16/2014	Settlement process and costs		1/21/2015	Closed with explanation	Yes	Yes
	912263	6/26/2014	Settlement process and costs		6/26/2014	Untimely response	No	No
	976929	8/9/2014	Loan servicing, payments, escrow account		8/13/2014	Untimely response	No	No
	1274461	3/9/2015	Settlement process and costs		3/9/2015	Closed with explanation	Yes	Yes
	1241243	2/15/2015	Loan servicing, payments, escrow account		2/15/2015	Closed with explanation	Yes	Yes
	475944	8/5/2013	Settlement process and costs		8/8/2013	Closed with explanation	Yes	Yes
	1816977	3/4/2016	Loan servicing, payments, escrow account		3/8/2016	Closed with explanation	Yes	Yes
	599515	11/15/2013	Loan servicing, payments, escrow account		11/18/2013	Closed with monetary relief	Yes	No
	1248712	2/20/2015	Loan servicing, payments, escrow account		2/27/2015	Closed with explanation	Yes	Yes
	1079347	10/21/2014	Loan servicing, payments, escrow account		10/27/2014	Closed with explanation	Yes	No
	1246537	2/19/2015	Loan servicing, payments, escrow account		2/25/2015	Closed with explanation	Yes	Yes
	748460	3/7/2014	Loan servicing, payments, escrow account		3/7/2014	Closed with explanation	Yes	Yes
	834199	5/1/2014	Loan servicing, payments, escrow account		5/6/2014	Closed with explanation	Yes	No
	1225475	2/4/2015	Settlement process and costs		2/10/2015	Closed with explanation	Yes	Yes
	1246535	2/19/2015	Loan servicing, payments, escrow account		2/25/2015	Closed with explanation	Yes	Yes
	944923	7/20/2014	Loan servicing, payments, escrow account		7/20/2014	Closed with explanation	Yes	No
	184515	11/4/2012	Loan modification, collection, foreclosure		11/5/2012	Closed with explanation	Yes	No
	1190038	1/12/2015	Loan servicing, payments, escrow account		1/16/2015	Closed with explanation	Yes	No
	1890963	4/21/2016	Loan modification, collection, foreclosure		4/21/2016	Closed with explanation	Yes	No
	1593549	10/5/2015	Loan modification, collection, foreclosure	Company chooses not to provide a public response	10/20/2015	Closed with explanation	Yes	No
	665409	1/13/2014	Loan servicing, payments, escrow account		1/13/2014	Closed with explanation	Yes	Yes
	976303	8/8/2014	Loan servicing, payments, escrow account		8/12/2014	Closed with explanation	Yes	No
	1767015	2/1/2016	Loan modification, collection, foreclosure	Company chooses not to provide a public response	2/4/2016	Closed with explanation	Yes	No
	2292325	1/17/2017	Settlement process and costs	Company has responded to the consumer and the CFPB and chooses not to provide a public response	1/17/2017	Closed with explanation	Yes	No
	829030	4/29/2014	Loan servicing, payments, escrow account		4/29/2014	Closed with explanation	Yes	No
	2289914	1/14/2017	Loan servicing, payments, escrow account	Company has responded to the consumer and the CFPB and chooses not to provide a public response	1/14/2017	Closed with explanation	Yes	No
	976304	8/8/2014	Loan servicing, payments, escrow account		8/12/2014	Closed with explanation	Yes	No
	948953	7/22/2014	Loan servicing, payments, escrow account		7/22/2014	Closed with explanation	Yes	Yes
	44495	4/5/2012	Loan servicing, payments, escrow account		4/6/2012	Closed without relief	Yes	Yes
	1307987	3/31/2015	Loan modification, collection, foreclosure		4/2/2015	Closed with explanation	Yes	Yes
	1004257	8/27/2014	Loan modification, collection, foreclosure		9/3/2014	Closed with explanation	Yes	No
	869385	5/27/2014	Settlement process and costs		5/29/2014	Closed with explanation	Yes	No
	1003145	8/27/2014	Loan servicing, payments, escrow account		9/3/2014	Untimely response	No	No
	955092	7/25/2014	Loan servicing, payments, escrow account		7/25/2014	Closed with explanation	Yes	No
	2579823	7/18/2017	Trouble during payment process	Company believes it acted appropriately as authorized by contract or law	7/19/2017	Closed with explanation	Yes	N/A
	2653930	8/29/2017	Applying for a mortgage or refinancing an existing mortgage	Company has responded to the consumer and the CFPB and chooses not to provide a public response	8/29/2017	Closed with explanation	Yes	N/A
	112521	7/5/2012	Application, originator, mortgage broker		7/10/2012	Closed with explanation	Yes	No

ZIPCode	Complaint#	Received	Issue	Lender public response	Sent to lender	Lender response to consumer	Timely?	Consumer disputed?
64082	110738	7/2/2012	Loan modification, collection, foreclosure		7/6/2012	Closed with explanation	Yes	Yes
	224788	1/8/2013	Application, originator, mortgage broker		1/8/2013	Closed with non-monetary relief	Yes	No
	420338	5/30/2013	Loan servicing, payments, escrow account		6/3/2013	Closed with explanation	Yes	No
	450496	7/7/2013	Application, originator, mortgage broker		7/9/2013	Closed with explanation	Yes	No
	1001177	8/26/2014	Loan modification, collection, foreclosure		8/29/2014	Closed with explanation	Yes	No
	218151	12/27/2012	Application, originator, mortgage broker		4/15/2013	Closed with explanation	Yes	No

ZIPCode	Complaint#	Received	Issue	Lender public response	Sent to lender	Lender response to consumer	Timely?	Consumer disputed?
64083	1168749	12/23/2014	Application, originator, mortgage broker		12/23/2014	Closed with explanation	Yes	No
	227525	1/10/2013	Loan modification, collection, foreclosure		1/10/2013	Closed with explanation	Yes	Yes
	1830888	3/14/2016	Loan modification, collection, foreclosure	Company has responded to the consumer and the CFPB and chooses not to provide a public response	3/14/2016	Closed with explanation	Yes	No
	1653352	11/13/2015	Loan modification, collection, foreclosure	Company chooses not to provide a public response	11/16/2015	Closed with explanation	Yes	Yes
	1918878	5/10/2016	Loan modification, collection, foreclosure		5/12/2016	Closed with explanation	Yes	No
	1308575	3/31/2015	Loan modification, collection, foreclosure		4/2/2015	Closed with explanation	Yes	No
	245359	1/18/2013	Loan modification, collection, foreclosure		1/19/2013	Closed with explanation	Yes	No
	2835266	3/6/2018	Struggling to pay mortgage	Company has responded to the consumer and the CFPB and chooses not to provide a public response	3/6/2018	Closed with explanation	Yes	N/A

ZIPCode	Complaint#	Received	Issue	Lender public response	Sent to lender	Lender response to consumer	Timely?	Consumer disputed?
64086	400119	5/6/2013	Loan modification, collection, foreclosure		7/19/2013	Closed with explanation	Yes	No
	1238235	2/12/2015	Loan servicing, payments, escrow account		2/12/2015	Closed with explanation	Yes	No
	973180	8/7/2014	Loan servicing, payments, escrow account		8/7/2014	Closed with explanation	Yes	No
	1315617	4/3/2015	Application, originator, mortgage broker		4/7/2015	Closed with explanation	Yes	No
	355424	3/14/2013	Loan servicing, payments, escrow account		3/18/2013	Closed with explanation	Yes	No
	125197	7/26/2012	Loan modification, collection, foreclosure		7/27/2012	Closed with non-monetary relief	Yes	No
	250013	1/22/2013	Loan modification, collection, foreclosure		2/4/2014	Closed with explanation	Yes	Yes
	1461869	7/10/2015	Loan servicing, payments, escrow account		7/10/2015	Closed with explanation	Yes	No

## Pubic Policies and Practices

### City Regulations, Plans, Policies, Programs, Processes, Actions

#### **Law Department Review and Report**

The purpose of this review was to identify any areas within the City's Codes, policies and regulations that could serve as an impediment or barrier to Fair Housing choices and availability within the City of Lee's Summit. The City has already identified the need for a reasonable accommodation process that allows those who require a modification to the City's Unified Development Ordinance due to a disability to seek an accommodation to allow them to enjoy a dwelling type of their choice. It provides for a staff committee made up of the three areas of City responsibility that frequently are involved in Code implementation. It will provide flexibility to deal with unforeseen impacts of Code and regulatory requirements on housing choices for the disabled. The proposed amendment has been reviewed by the City Council's Community and Economic Development Committee at its



# **Analysis of Impediments to Fair Housing Choice**

## **(2019)**

**DRAFT**



ZIPCode	Complaint#	Received	Issue	Lender public response	Sent to lender	Lender response to consumer	Timely?	Consumer disputed?
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July 11, 2018 meeting and was recommended to be forwarded on to the City's Planning Commission for consideration and recommendation for City Council action.

In preparing this report for the City's review and identification of possible impediments to fair housing availability and choice, the Law Department reviewed the following sources:

1. State law and specifically Sections 213.040, 213.065, and 213.070 RSMo.
2. Title VIII of the Civil Rights Act of 1964 as amended commonly known as the "Fair Housing Act"
3. Title II of the Americans with Disabilities Act of 1990
4. Section 504 of the Rehabilitation Act of 1973
5. City Codes including the UDO
6. City Economic Incentive Policy
7. City Design Manual for Infrastructure such as roads and sidewalks
8. The Final Report of the Kansas City Region Analysis of Impediments to Fair Housing Choice completed in 2011
9. Reviews from other Missouri cities including St. Louis and Springfield, Missouri as well as other states including the City of San Jose, California

#### **City's Unified Development Ordinance:**

The stated purpose of the Unified Development Ordinance (UDO) is to "promote the public safety, health, and general welfare of the community and to implement the Comprehensive Plan". (Section 1.040). Supporting housing types that are affordable for all segments of the City is a stated purpose. The UDO sets the minimum requirements and its requirements, if greater, control all other Code in the City (Section 1.0050.B). The adoption of a reasonable accommodation process will remove barriers in the UDO and other Codes when appropriate to do so. It will however not remove the need to meet safety and fire codes. Cities that identify impediments in their UDO Codes generally point to expense added or incentives to "gentrify" and thus remove more housing choices for lower income persons. Also, the potential for exclusionary zoning due to increased lot sizes and expense are identified. There does not seem to be any specific Code sections that would lead to these two outcomes and the City has various housing choices available within it of varying ages. Applications could be tracked to determine if a trend develops.

The definition of dwelling is lengthy and may cause confusion for persons providing and leasing dwelling units. The definition is recommended to be clarified

The definition of "family" in Section 2.1160 is susceptible of being read very narrowly. If two or more people living together are not related by marriage or blood, but have living with them children or in-laws that are more numerous than a total of four people, one could argue the definition would not allow this. An interpretation by the appropriate official could remedy this possibility. By allowing a more expansive definition in accordance with Court rulings and intent of the FHA, this would not be a barrier to choice.

The parking requirements set out in Table 12-1 for residential uses may have the unintended consequence of limiting housing choices due to the minimum requirements of two fully enclosed parking spaces in single-family residential zoned districts. This should be reviewed to see if the requirement has resulted in fewer single family

housing choices for those who are protected by the ADA and FHA. Also consideration should be given in comparing the parking requirement to other dwelling arrangements to see if reasonable.

The UDO requires a PDP and FDP in some dwelling unit applications. Landscaping and buffer plans may be required too. These requirements may increase costs when not necessary to meet the City's purposes of the UDO for dwellings that may be used by protected individuals. Designs of buffer yards across the City may limit access for those with ambulatory or sensory challenges. A review of the impact of these additional requirements for some dwelling choices, resulting in increased costs and movement for pedestrians, should be considered.

Cities that identify impediments to fair housing choices and ADA compliance often note those in the subdivision regulations. These include minimum lot sizes, underground electric and phone lines, front and rear setbacks, public improvements for infill, dedications not related to the intensity of infill development, and dealing with exceptions to allow more housing affordability could also lead to areas remaining historically labeled as a poverty area. This should be avoided if possible in the application of Codes and modifications. The City has an ability to seek modifications of requirements in submission of the plat. After a plat has been approved, or if one is not required, modification may be sought from the Council only through a PDP or variance from the Board of Zoning Adjustments. (Section 16.060).

#### **Other City Codes:**

Generally the City Codes do not provide any impediments to housing choice or foster discriminatory practices. The City has stated in its Code its policy for Fair Housing as well as other equal opportunity in many areas implementation (Section 15-1). In addition the City provides a First Time Homebuyer and Minor Home Repair programs for persons of low income.

Building Codes. The City has adopted the International Codes for Building, Plumbing, Mechanical, Fuel Gas, Residential, Fire and the National Electrical Code. HUD does review such Codes upon request by the ICC. Accessible routes and other particular sections of Codes need to be considered in reviewing plans for compliance with the FHA and the ADA. There is no indication the City's enforcement of its building codes creates a barrier to housing choice or is discriminatory in excluding people, protected or not, from choosing a dwelling in Lee's Summit. See also 24 CFR 100.205 Design and construction requirements for implementation of Subpart D – Prohibition Against Discrimination Because of Handicap. There is a caution however to applying assembly Codes to group homes in single family areas. The use of group home needs to be reviewed in the same manner as any other single family dwelling would be reviewed.

#### **City's Design Manual for Public Infrastructure:**

The City's Design Manual requires that those working in the right-of-way or constructing public improvements meet federal access standards. No impediments to housing choice or that would be barriers to protected individuals were found.

#### **City's Economic Development Incentive Policy:**

No apparent impediments or barriers were found. The Policy does call for preserving and enhancing residential developments that incorporate design standards,” improve liability by enhancing accessibility to needs and services”, and “offer housing choices to attract next generations” while “supporting today’s life styles”. The policy also seeks developments that meet diverse needs (pages 5 and 6).

## Fair Housing Profile

As discussed in earlier sections, Lee’s Summit housing stock and new housing market has been dominated by owner-occupied housing for decades. After the downturn of the economy and subprime mortgage crisis in the latter part of the 2000’s and with the recent demographic changes, the housing market has been changing. There has been an increasing demand in Lee’s Summit as well as in other parts of the KC Metro areas for more multifamily housing development. Assisted and independent senior housing has been leading the way in the recent multifamily housing “boom”.

During the past number of years, the City’s housing permits for multifamily development made up a large share of all housing permits each year and this trend appears to be continuing. In the meantime, owner market is very tight as well. The current vacancy rate is extremely low for owner-occupied homes and the inventory of existing homes for sale is low. The table below provides a detailed history of housing permits by building type since 2000. The chart that follows the table clearly shows that in 2008, the City’s residential permits plummeted to a historic low, followed by a further decline in 2009, when the number of residential permits hit the bottom. Since then, permits started to rise at a much slower but steady pace until 2014 when a huge jump occurred in the multi-family residential market.

**Table 42. Housing Permits Breakdown by Type of Structure**

Housing Permits Breakdown by Type of Structure				
Year	Single-Family	Duplex	Multi-Family	Total Units Per Year
2000	680	40	524	1,244
2001	748	32	163	943
2002	887	80	372	1,339
2003	853	94	229	1,176
2004	911	44	270	1,225
2005	791	66	323	1,180
2006	489	42	296	827
2007	380	56	343	779
2008	129	10	12	151
2009	91	4	0	95
2010	170	0	0	170
2011	166	0	0	166
2012	270	4	0	274
2013	319	6	9	334
2014	319	2	250	571
2015	310	2	209	521

<b>2016</b>	<b>323</b>	<b>8</b>	<b>194</b>	<b>525</b>
<b>2017</b>	<b>389</b>	<b>6</b>	<b>379</b>	<b>774</b>

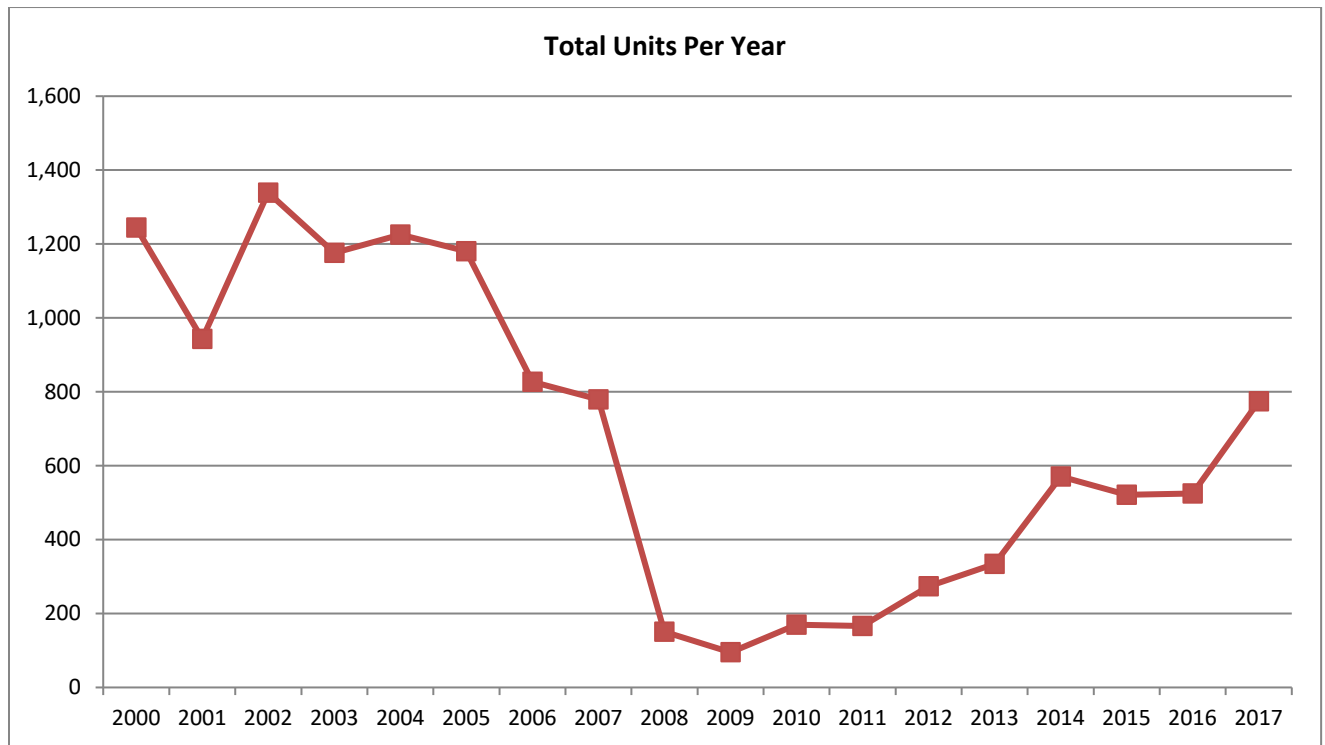
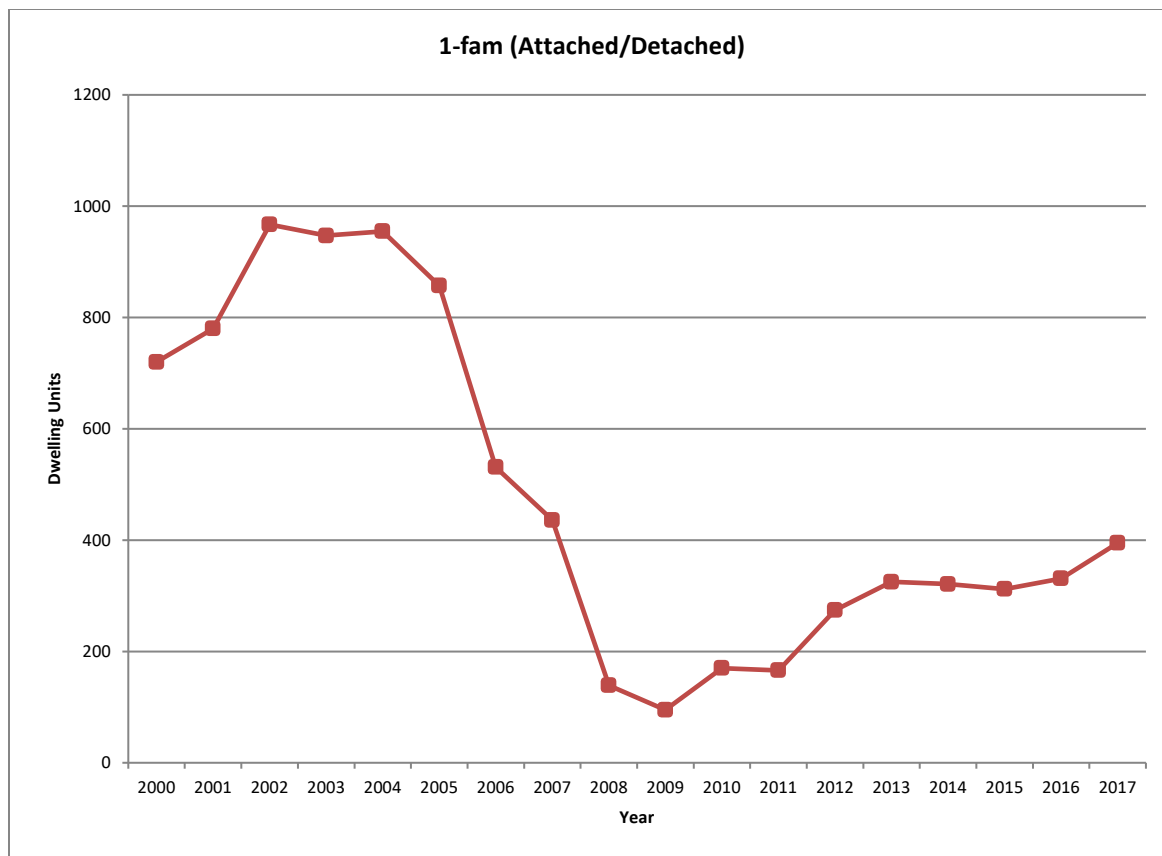


Chart 21. Housing Permits History

## Ownership Market

The single family attached and detached housing represents the owner housing market in general. As discussed above, the owner market suffered the most during the subprime crisis for both the existing housing and new construction. Many homeowners lost their homes due to foreclosures and many homebuyers were forced out of the market because of tighter restrictions for mortgage qualifications. These resulted in higher vacancy rates and a significant drop in new building starts.



**Chart 22. Single Family Housing Permit Trend**

As the economy and lending industry improve, the owner home market has been recovering and improving as well. Existing home sales and vacancy rates have been performing well and new housing starts have been recovering at a steady pace. However, housing prices have been moving upwards in recent years and so are the mortgage interest rates. The majority of the new owner housing being constructed is in the price range of \$300,000 to \$500,000.

## Rental Housing Market

The multifamily (attached three-unit and up) housing represents the bulk of the rental market. As with the owner housing, Lee's Summit's rental housing market has its own ups and downs. Compared with single-family housing (attached and detached), the existing rental housing normally experiences a higher demand when owner housing is suffering. The same can be true for the new rental housing market. The chart below shows a history of multifamily permit activities since 2000. The multifamily new construction trend seems to follow a similar pattern as the owner housing construction, except that between 2014 and 2017 the permit growth was dramatic.

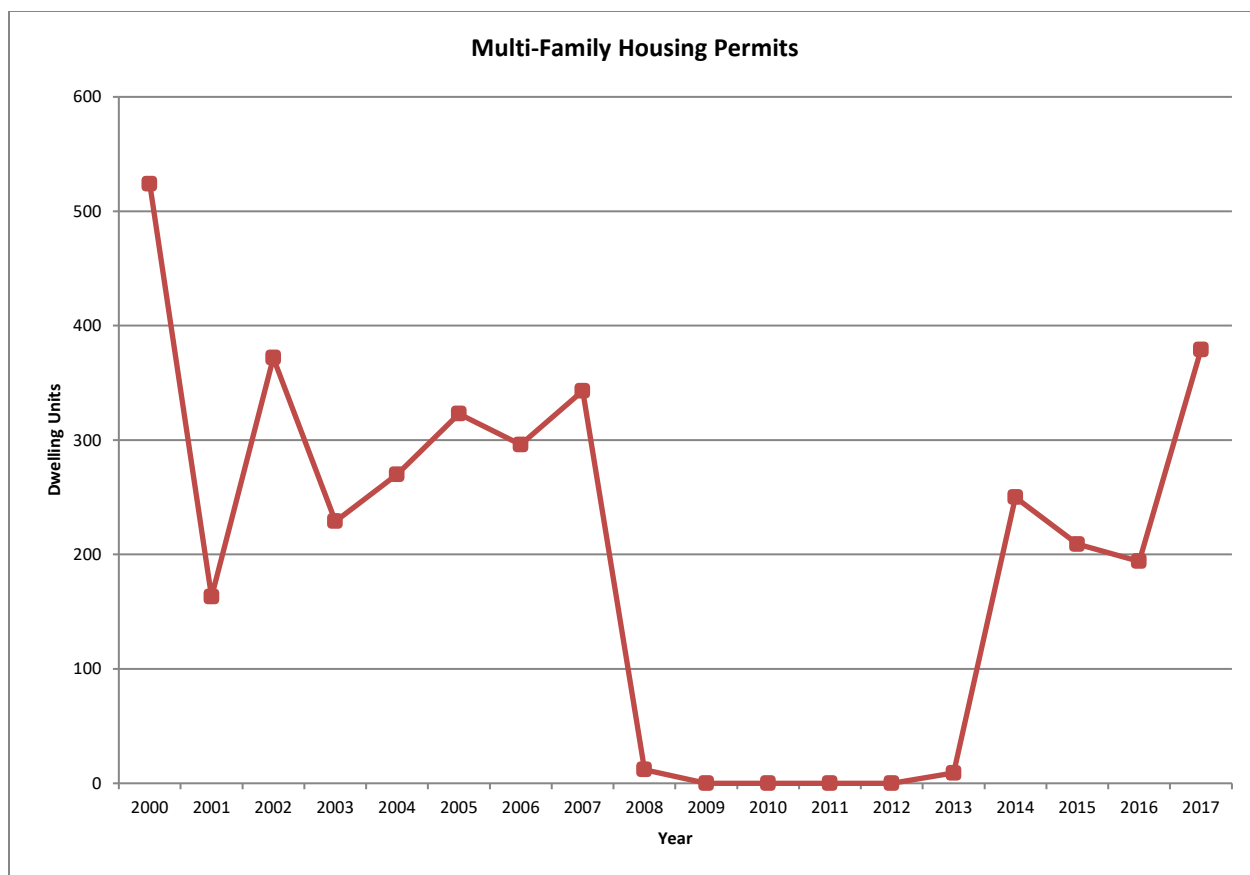


Chart 23. Multifamily Housing Permit Trend

Seen from the **table ###** below, the renter occupancy has increased by 408 dwelling units and the average household size has increased by 0.17, according to the recent ACS data.

Table 43. ACS Rental Housing Data

ACS Rental Housing Data		
Year	Renter Occupied Units	Average Household Size of Renter-Housing
2016	8,178	2.25
2010	7,770	2.08
Source: American Community Survey		

When comparing the Gross Rents of 2016 with that of 2010 presented in the table below, there was an obvious pattern of significant rent increases during a period of six years. These increases are reflected by the change of total number of renter occupied dwelling units in a specific range of rents. The number of dwelling units with a monthly rent less than \$500 decreased by 42.5%. The number of dwelling units with a monthly rent in the range \$500 to \$999 decreased by nearly 11%. In contrast, the number of units with a monthly rent in the range of \$1,000 to \$1,499 increased by 46% and the units with rents \$1,500 above increase over 20%.

Over the same time period, the average household income increased by \$7,343, the household size has increased by 0.17, and **Table ###** below shows that the Consumer Price Index the Kansas City area increased by

9%. It has been known that in recent years household income growth has been slower than the rise of inflation. Even though household income has increased, with the rising inflation, household disposable income towards housing may have been decreasing. That adds to the hardship of rising rents for renters.

**Table 44. Rent Change 2010-2016**

	2010 ACS Gross Rent	2016 ACS Gross Rent	Change	Change Rate
Occupied units paying rent	7,592	7,937	345	4.54%
Less than \$500	737	424	-313	-42.47%
\$500 to \$999	4,014	3,584	-430	-10.71%
\$1,000 to \$1,499	1,983	2,896	913	46.04%
\$1,500 or more	858	1,033	175	20.40%
Median	\$912	\$996	\$84	9.21%
No rent paid	178	241	63	35.39%
<i>Source: American Community Survey</i>				

**Table 45. Consumer Price Index Change 2010-2016**

Consumer Price Index		
Year	Kansas City MSA CPI	Inflation (Percent)
2010	205.4	0.8
2016	224.1	2.2
<i>Source: US Bureau of Labor Statistics, New Series, 2017</i>		

## Housing Characteristics by Race/Ethnicity

The table below looks at distributions of owner households and renter households in Lee's Summit among different racial and ethnic groups. Over 90% of owner households are White, Non-Hispanic in Lee's Summit whereas all other racial/ethnic owner households account for less than 5% respectively. Comparing these percentages with the population distribution, we can conclude that Asian or Pacific Islander, Non-Hispanic and White, Non-Hispanic households are more likely to be homeowners than the other racial/ethnic households.

**Table 46. Homeownership and Rental Rates by Race/Ethnicity**

Race/Ethnicity	(Lee's Summit, MO CDBG) Jurisdiction					
	Population		Owners Households		Renter Households	
	#	%	#	%	#	%
White, Non-Hispanic	76,674	83.9%	23,045	90.11%	6,355	77.93%
Black, Non-Hispanic	7,418	8.1%	1,230	4.81%	1,470	18.03%
Hispanic	3,519	3.8%	425	1.66%	180	2.21%
Asian or Pacific Islander, Non-Hispanic	1,619	1.8%	590	2.31%	85	1.04%
Native American, Non-Hispanic	257	0.3%	30	0.12%	0	0.00%
Other, Non-Hispanic	No data	No data	260	1.02%	65	0.80%
Total Household Units			25,575	-	8,155	-
Note 1: Data presented are numbers of households, not individuals.						
Note 2: Data Sources: Comprehensive Housing Affordability Strategy (CHAS)						

# Segregation/Integration

## Pattern Analysis

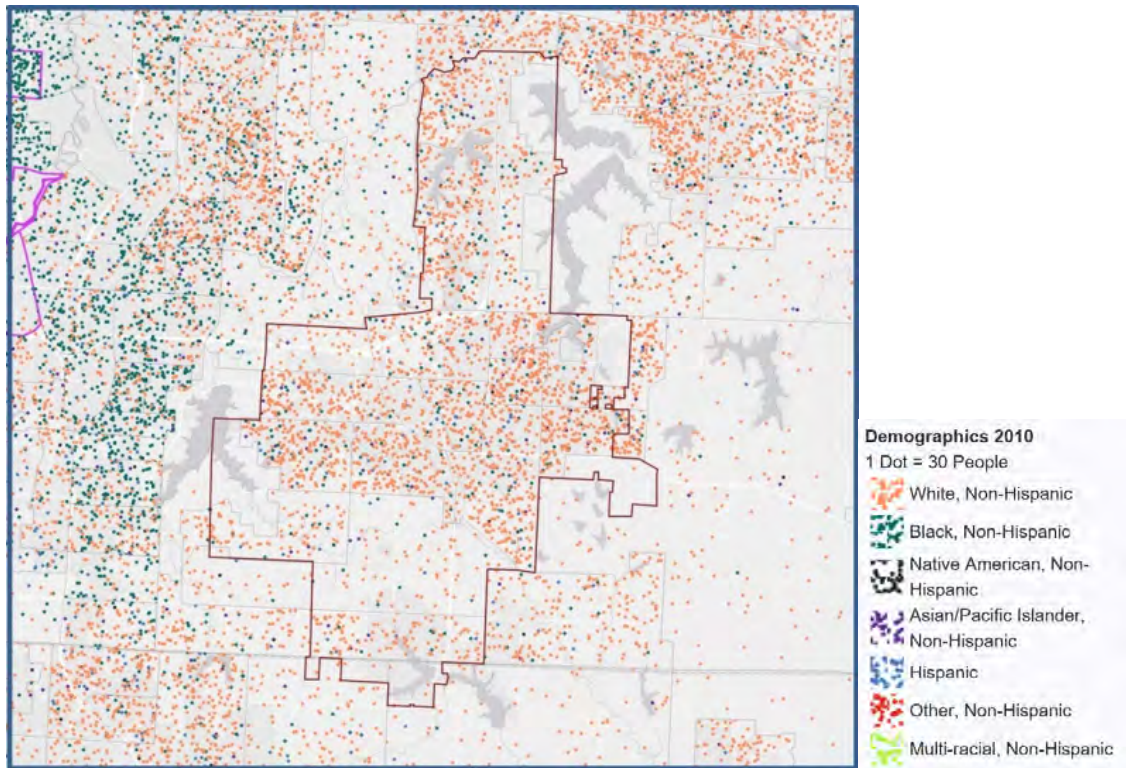
To measure the existence and degree of segregation/integration of the population of a given community, HUD provided the Index of Dissimilarity. The index of dissimilarity shows a comparison between different races and indicates how the evenness of the groups is distributed across neighborhoods that make up the community. The index of dissimilarity is rated on a scale from 0 to 100, with 0 being perfect integration and a 100 being total segregation. If the value is 40 and below, it suggests segregation is generally not an issue. If the level is at 60 and above, it suggests that segregation should be of a concern. If the values are between 40 and 60, it suggests that the area is at a moderate level of segregation.

The Index values for Lee's Summit, as displayed in the table below, are all below 25. As a comparison, the values for the Kansas City region, the majority of the racial/ethnic groups during the cited trend years had a value above 40.

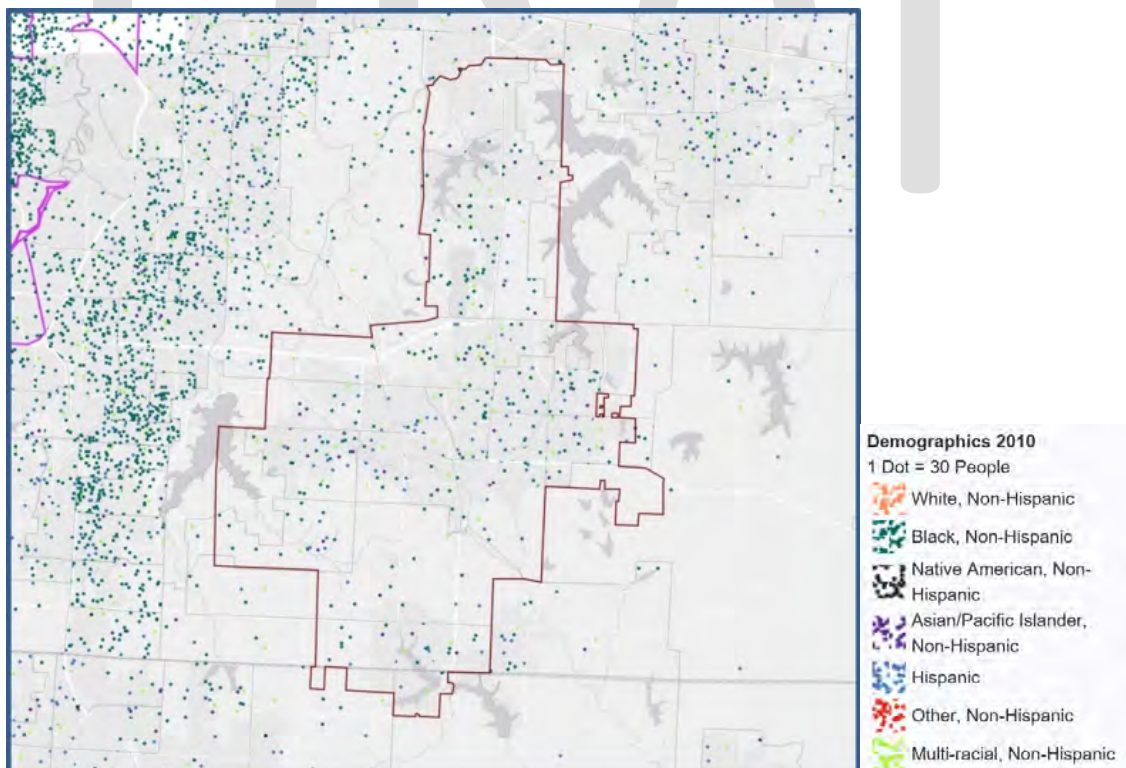
**Table 47. Racial/Ethnic Dissimilarity Comparison – Lee's Summit and Region**

	(Lee's Summit, MO CDBG) Jurisdiction				(Kansas City, MO-KS) Region			
Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	17.04	11.36	10.61	17.64	60.43	54.38	45.36	49.77
Black/White	21.87	17.47	13.96	23.28	72.72	69.18	58.57	63.20
Hispanic/White	13.63	10.76	13.54	14.16	39.75	45.69	44.42	46.61
Asian or Pacific Islander/White	20.27	14.80	16.90	24.44	34.41	35.09	34.14	41.09
Note 1: Data Sources: Decennial Census								
Note 2: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info/resource/4848/affh-data-documentation">www.hudexchange.info/resource/4848/affh-data-documentation</a> ).								

The AFFH-T maps below show that there is no area of high concentration of any race in the City. The first map shows that the City's population continues to be predominantly White compared to the other races. The second map shows the distribution of persons of different races, excluding the White race. We can conclude that the City's minority population is well integrated in the community.

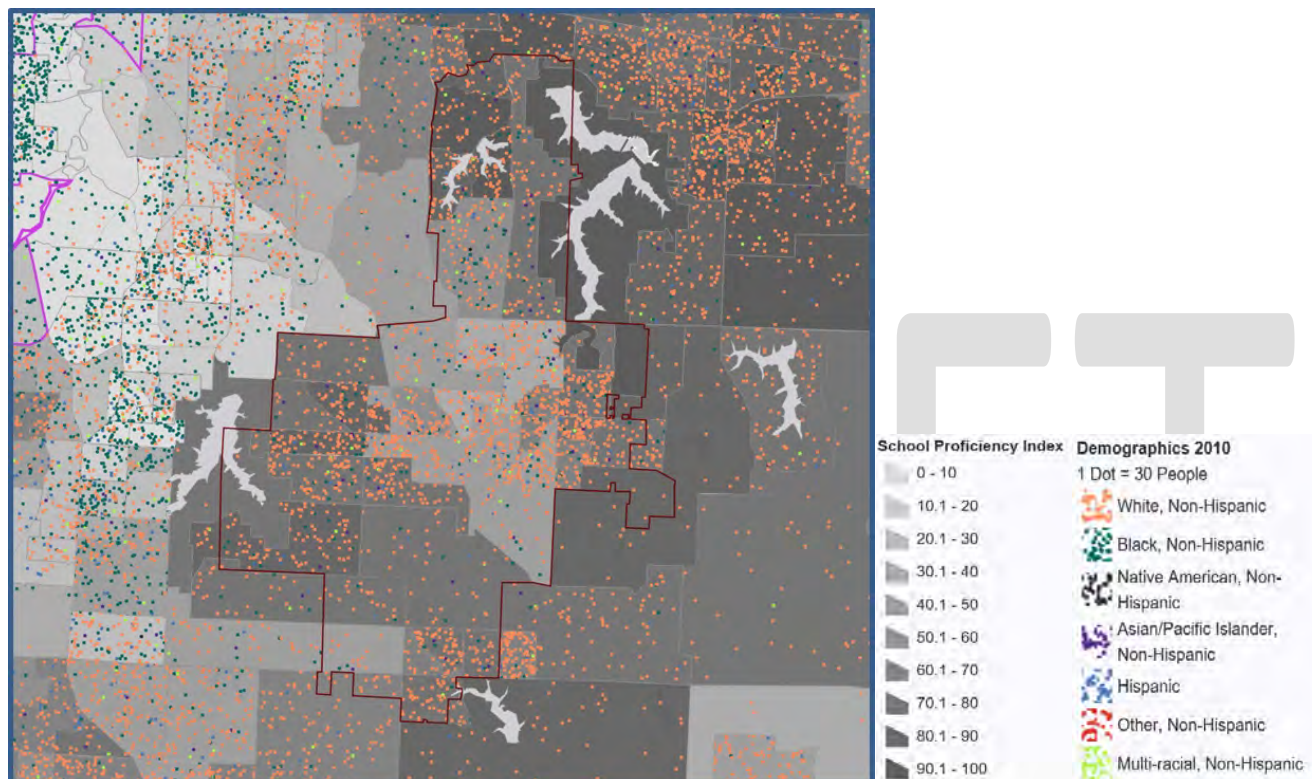


Map 20. Population Distribution by Race/Ethnicity



Map 21. Minority Population Distribution

The AFFH-T maps and data also provide another important measure to help determine if a segregation exists in terms of access to quality education. In this dataset, HUD uses School Proficiency Index at the Census Tract level. As shown in the AFFH-T maps below, even though Census Tracts get different index levels, there is no sign of any particular race or ethnic group clusters in any Census Tract with low school proficiency scores.



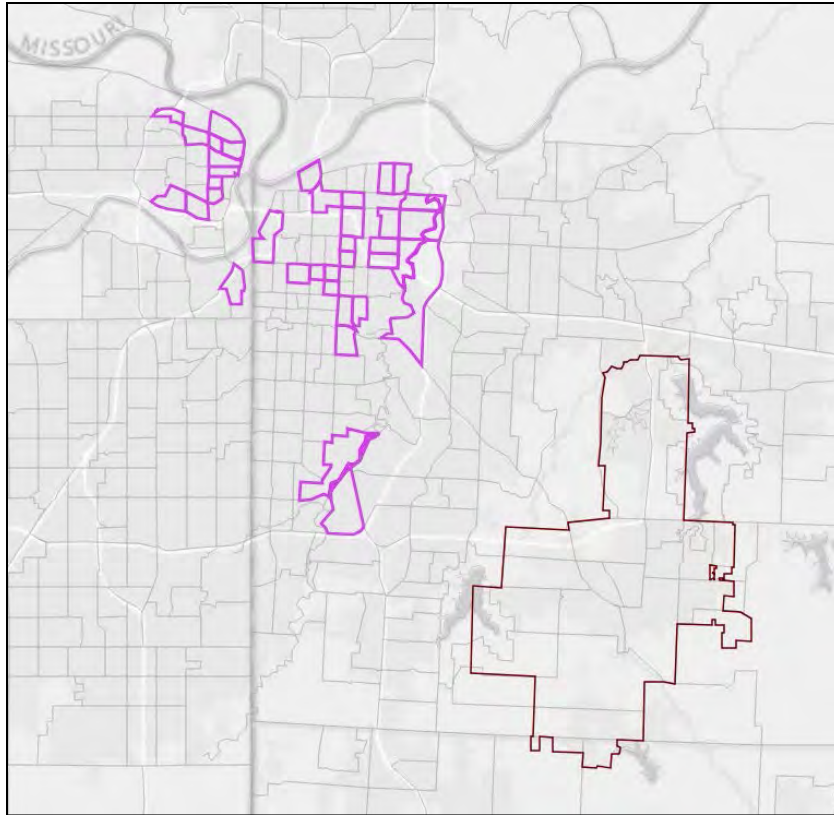
Map 22. Population by Race/Ethnicity by School Proficiency

## R/ECAPs

### Region Context

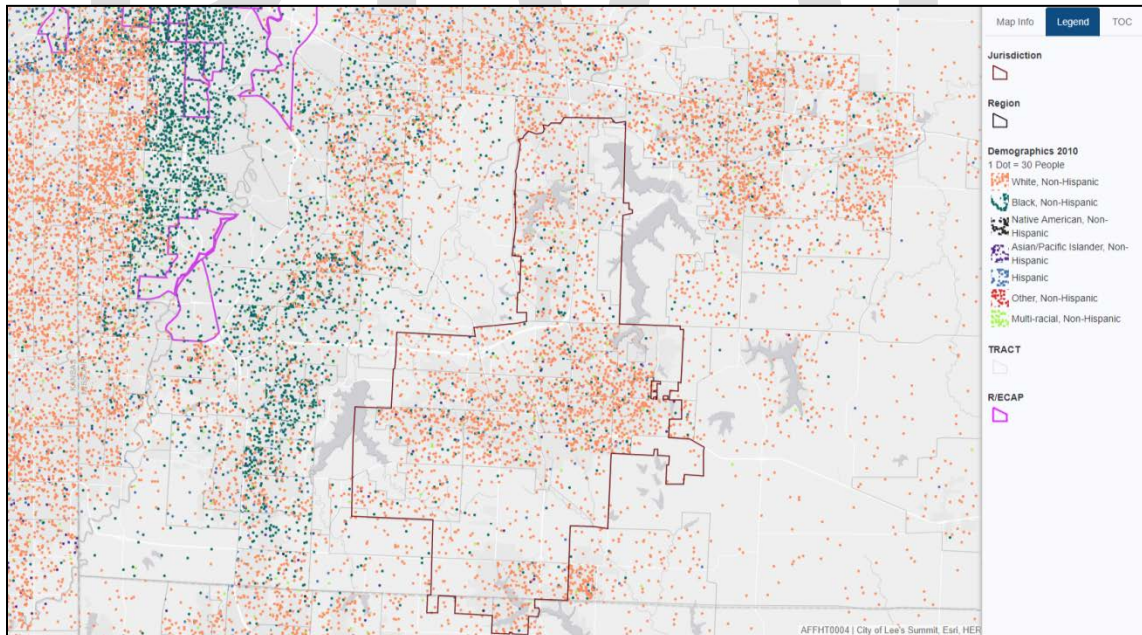
HUD's racially/ethnically-concentrated areas of poverty (R/ECAPs), uses a racial/ethnic concentration threshold and poverty test to determine if the location is considered R/ECAP area). This test looks to see if the area is 50% or higher in minority population and if the poverty area exceeds 40%. R/ECAPs are used to see which areas have higher rates of low income minority residents. Even though the U.S. Census does not constitute ethnicity and race as the same, this study will combine the two and relate to them as minorities.

As shown in the AFFH-T map below, the R/ECAP tracts (purple lined areas) are located miles away from the City in the Kansas City, Missouri and Kansas City, Kansas areas.



Map 23. R/ECAP Census Tracts in the Region

The next map shows a strong correlation between the R/ECAP tracts and Black population.



Map 24. Population Distribution with R/ECAP Overlay

The table that follows provides detailed breakdown of population by racial/ethnic background, family status and national origin for the R/ECAP tracts. From this table, we can also see that persons of Mexican origin has the highest percentage compared to the other top nations of origin.

**Table 48. Region Population by Race/Ethnicity and National Origin**

		<b>(Kansas City, MO-KS) Region</b>	
<b>R/ECAP Race/Ethnicity</b>		<b>#</b>	<b>%</b>
Total Population in R/ECAPs		75,671	-
White, Non-Hispanic		15,528	20.52%
Black, Non-Hispanic		32,182	42.53%
Hispanic		23,219	30.68%
Asian or Pacific Islander, Non-Hispanic		2,408	3.18%
Native American, Non-Hispanic		313	0.41%
Other, Non-Hispanic		113	0.15%
<b>R/ECAP Family Type</b>			
Total Families in R/ECAPs		16,221	-
Families with children		8,692	53.58%
<b>R/ECAP National Origin</b>			
Total Population in R/ECAPs		75,671	-
#1 country of origin	Mexico	8,835	11.68%
#2 country of origin	Vietnam	794	1.05%
#3 country of origin	Honduras	434	0.57%
#4 country of origin	Guatemala	397	0.52%
#5 country of origin	Kenya	277	0.37%
#6 country of origin	El Salvador	194	0.26%
#7 country of origin	Laos	174	0.23%
#8 country of origin	Burma	170	0.22%
#9 country of origin	Other Eastern Africa	164	0.22%
#10 country of origin	Other Western Africa	162	0.21%
Note 1: 10 most populous groups at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.			
Note 2: Data Sources: Decennial Census; ACS			
Note 3: Refer to the Data Documentation for details ( <a href="http://www.hudexchange.info/resource/4848/affh-data-documentation">www.hudexchange.info/resource/4848/affh-data-documentation</a> ).			

## Local Context

As seen in the maps above, no R/ECAP Census Tracts are located in Lee's Summit.

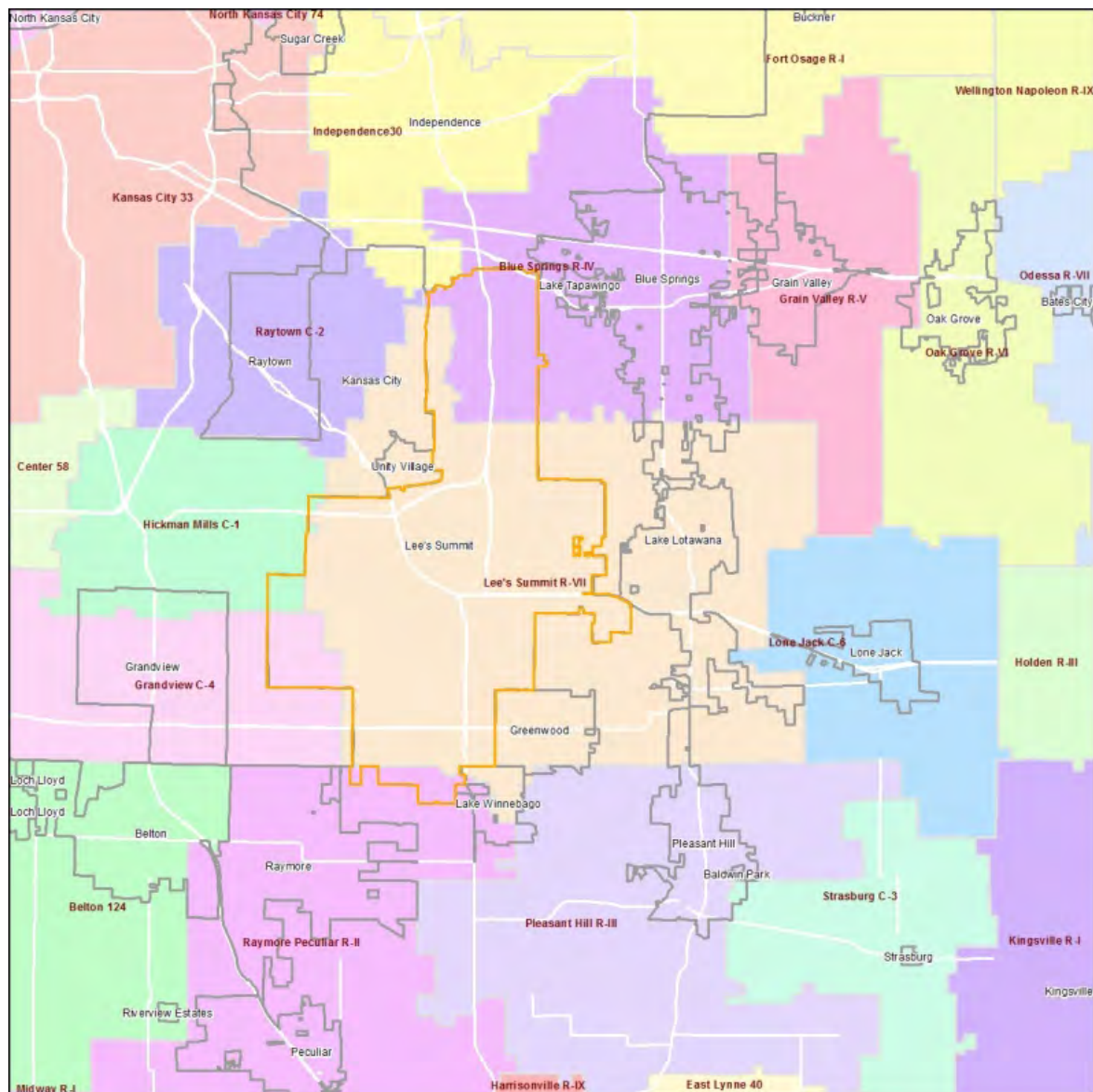
## Disparities in Access to Opportunity

### Education

Lee's Summit has a reputation for good public school systems and well educated population. Two public school systems, Lee's Summit R-VII and Blue Springs R-IV, cover over 90% of the City's geographic area. Based on the 2017 Missouri Department of Education, Lee's Summit R-VII has a graduation rate of 94% and 85% of its graduates go on to college. Lee's Summit is conveniently surrounded by many colleges and universities including

University of Missouri, Kansas City, and Columbia, University of Kansas, Kansas State University, community colleges and other institutions of higher learning.

The map below depicts public school district boundaries in the area.

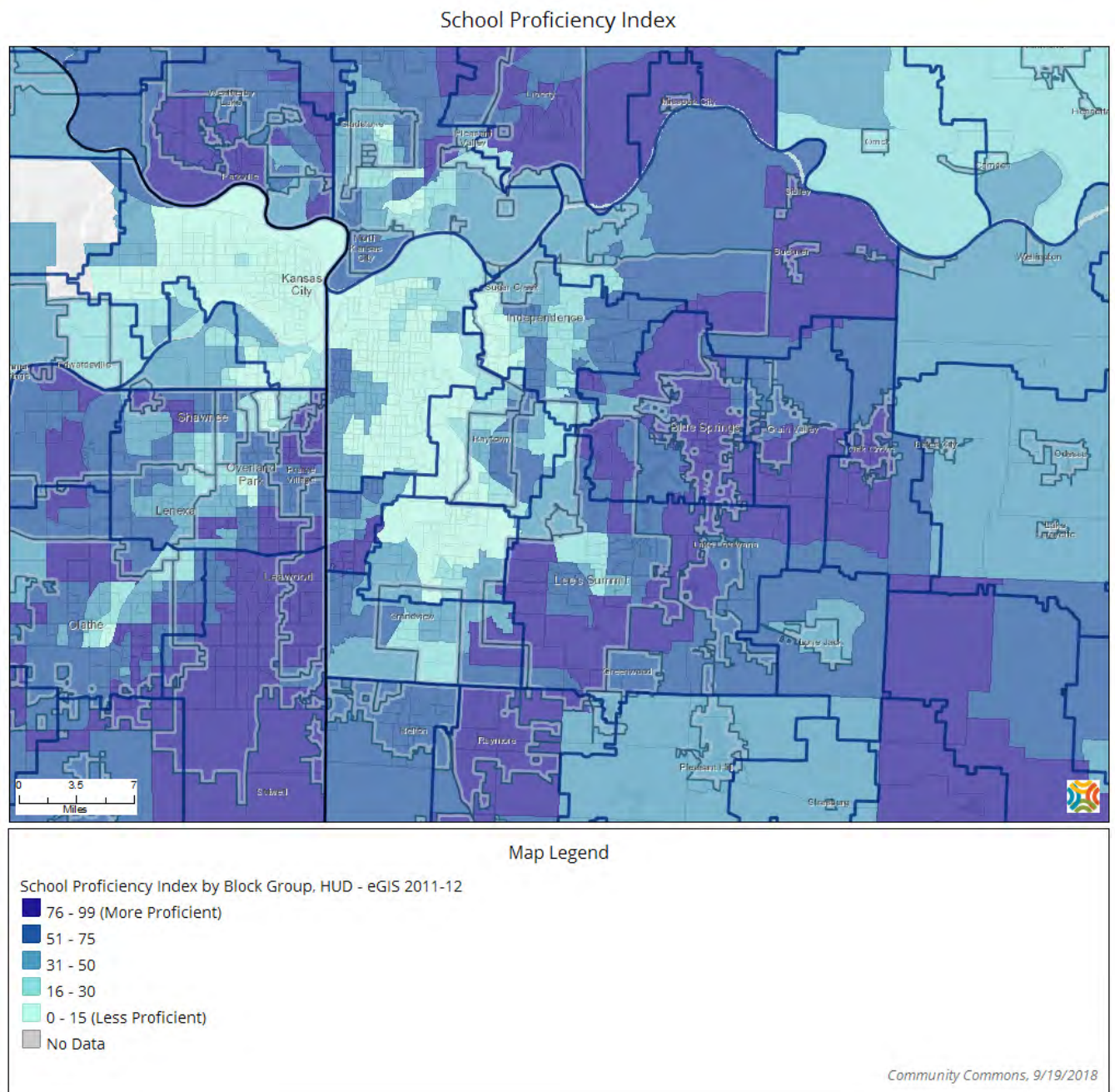


Map 25. Public School Districts

## Access and School Proficiencies (HUD Data and Maps)

HUD uses School Proficiency Index, defined as “percentiles ranked at the state level; the higher the index, the higher the proficiency of the school system in the neighborhood”. The map below presents Census Block Groups with differing shades of gray denoting index levels. Based on the maps, it may be concluded that the Census areas in and around the downtown and old town area of Lee’s Summit tend to have lower school proficiency

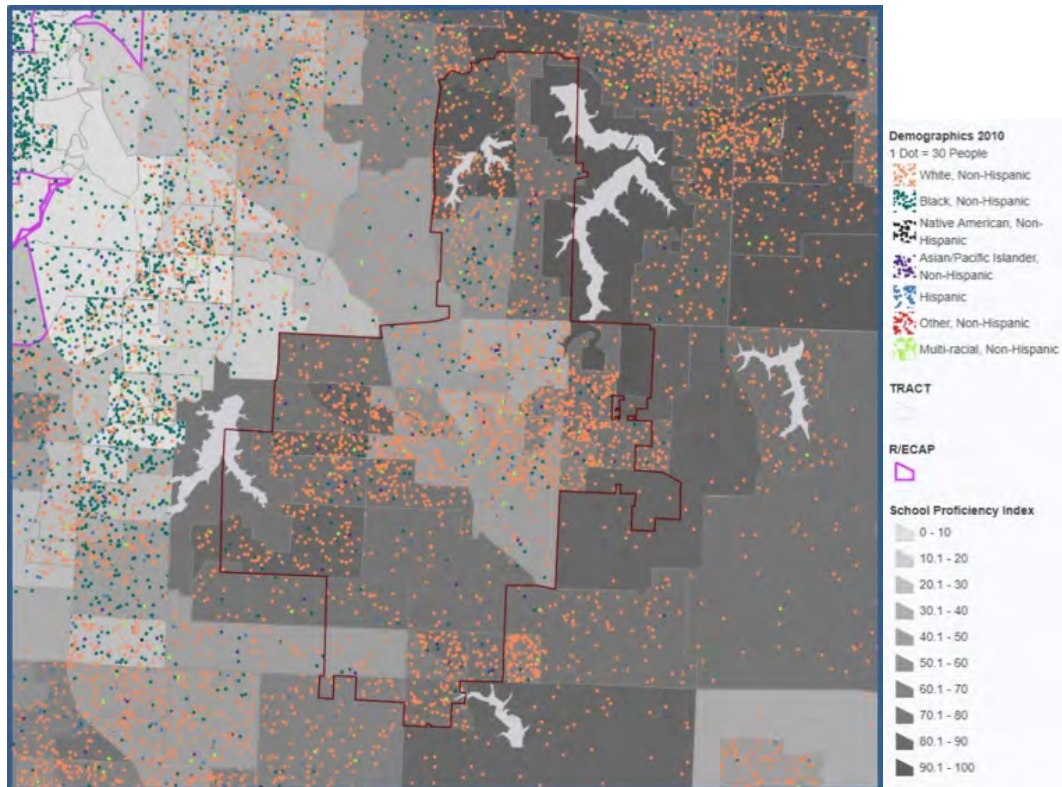
index scores than areas further away. In the regional context, Lee's Summit generally has higher index scores than its neighboring cities to the west.



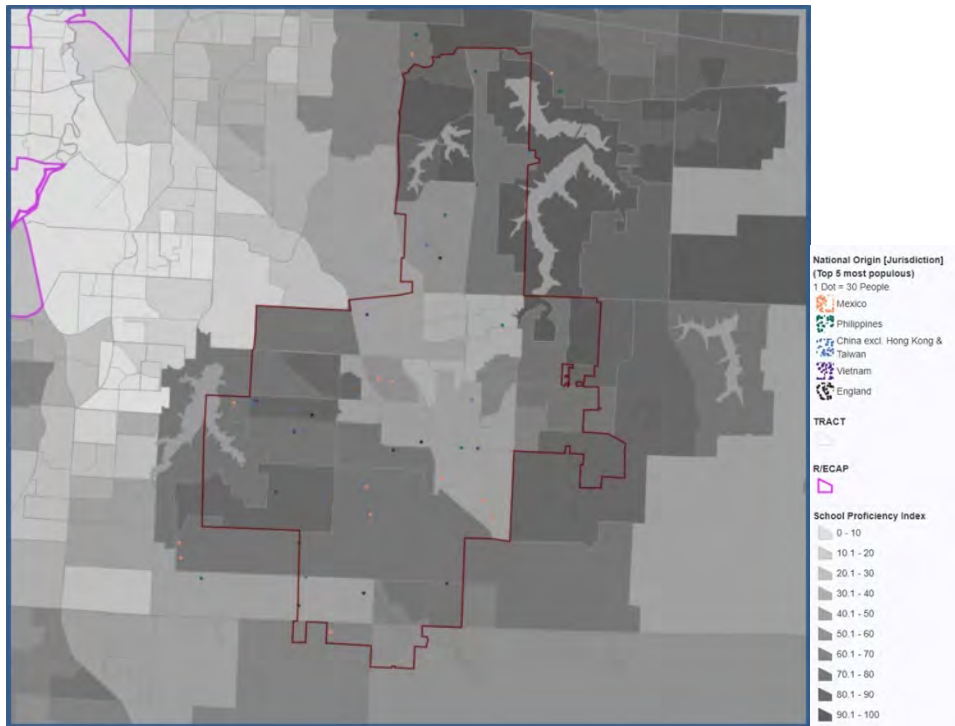
**Map 26. School Proficiency Index Map**

Levels of accessibility to public school systems are largely determined by where students reside and location of residency is impacted by many different factors, even though affordability is one of the most common ones. In this context, is there an association between certain demographic characteristics and school proficiency index scores? The next two maps allow us to see where people of different racial/ethnic background and of different

national origin are located in relation to the school proficiency ratings. Again, in Lee's Summit, there is no clear correlation between the two. In a broader context, it becomes obvious that Black and Hispanic population are more likely to be located in areas of lower school proficiency scores.

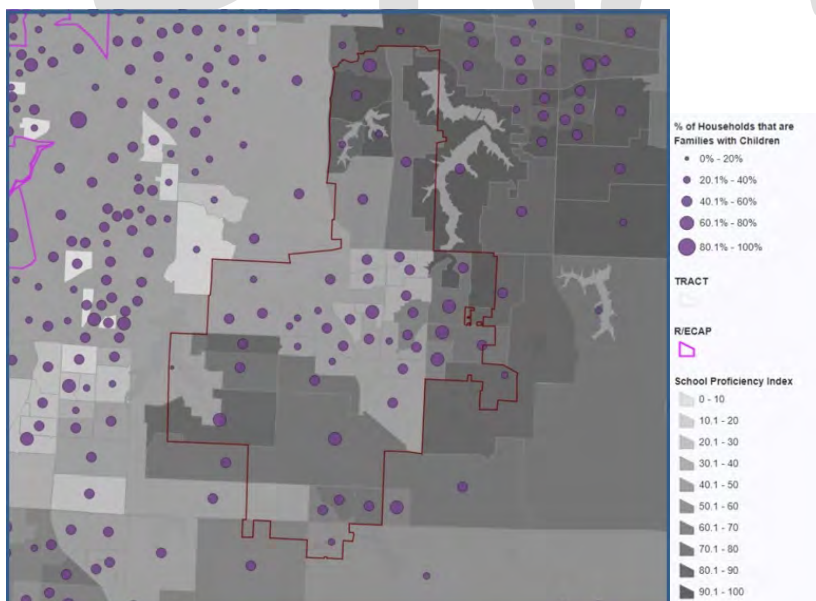


Map 27. Population Distribution by Race/Ethnicity and School Proficiency



**Map 28. Minority Population Distribution by School Proficiency**

The next map shows the percentage of households in each Census Block Group with children and the underlying school proficiency scores. Based on the map, it can be concluded that there is no obvious correlation between the two.



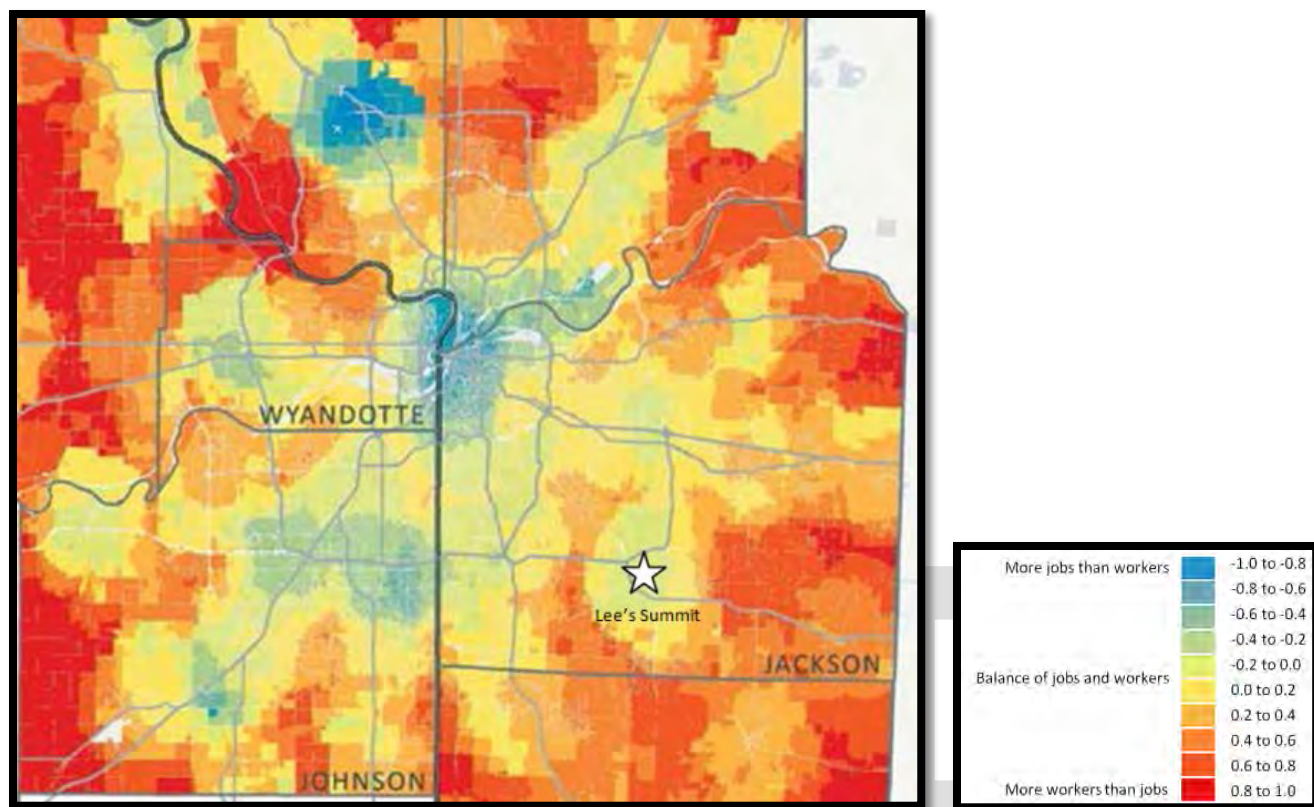
**Map 29. Families with Children by School Proficiency**

## Employment

### ***Labor Force – Access and Quality***

As discussed in earlier sections of this study, Lee’s Summit maintains a well-educated civilian labor force. Based on the 2016 ACS 5-year Estimates, Lee’s Summit’s population has a median age of 38.2, higher than the KC Metro Area’s median age of 37; however, Lee’s Summit has a higher labor force participation rate among all age groups as compared to the region as a whole. Lee’s Summit labor force also enjoys a higher employment rate.

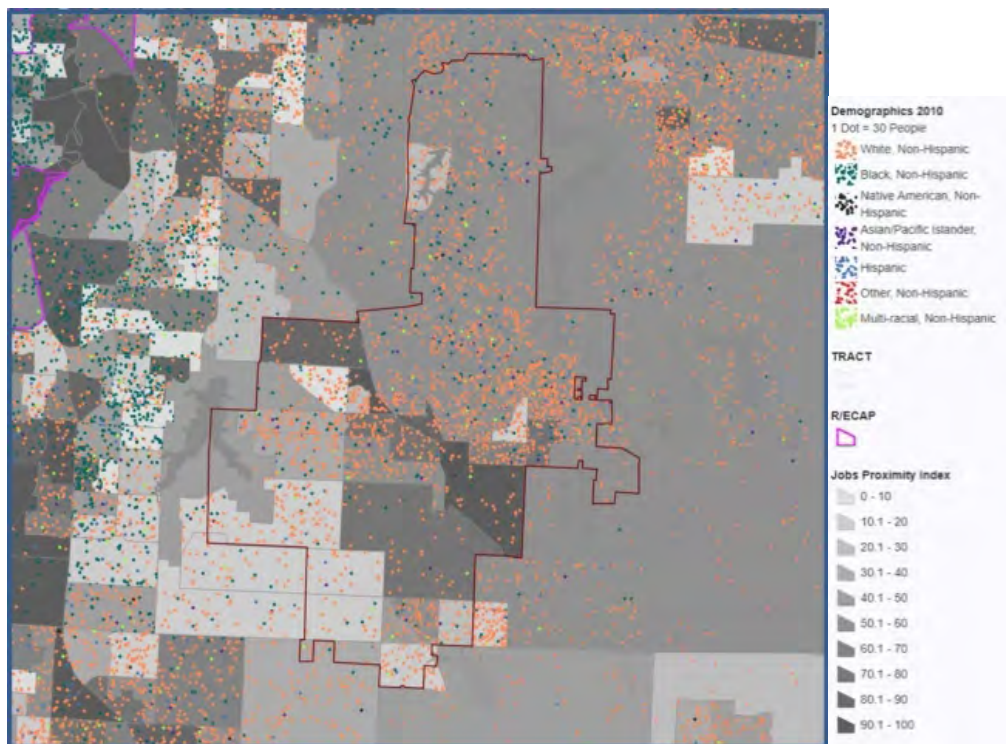
Mid-America Regional Council’s Transportation Outlook 2040 analyzed the region’s job-to-worker balance by geographic location by examining the relationships between worker locations and their skill sets and the locations of jobs and the skills they require. The balance and the imbalance between the two were mapped out using an index scale, as presented below. Based on this analysis, the majority of Lee’s Summit area maintains a relatively well-balanced job-to-worker ratio, with the central area showing a sign of more jobs than workers and more workers than jobs in the outlying areas of the City. A more prominent sign of more jobs than workers occurs in the Kansas City downtown core, east central Johnson County and central Platte County. Such a locational imbalance between jobs and workers would be less of an issue for workers with reliable modes of transportation, primarily private automobiles, than for those who rely on public transportation or other non-motorized modes of transportation.



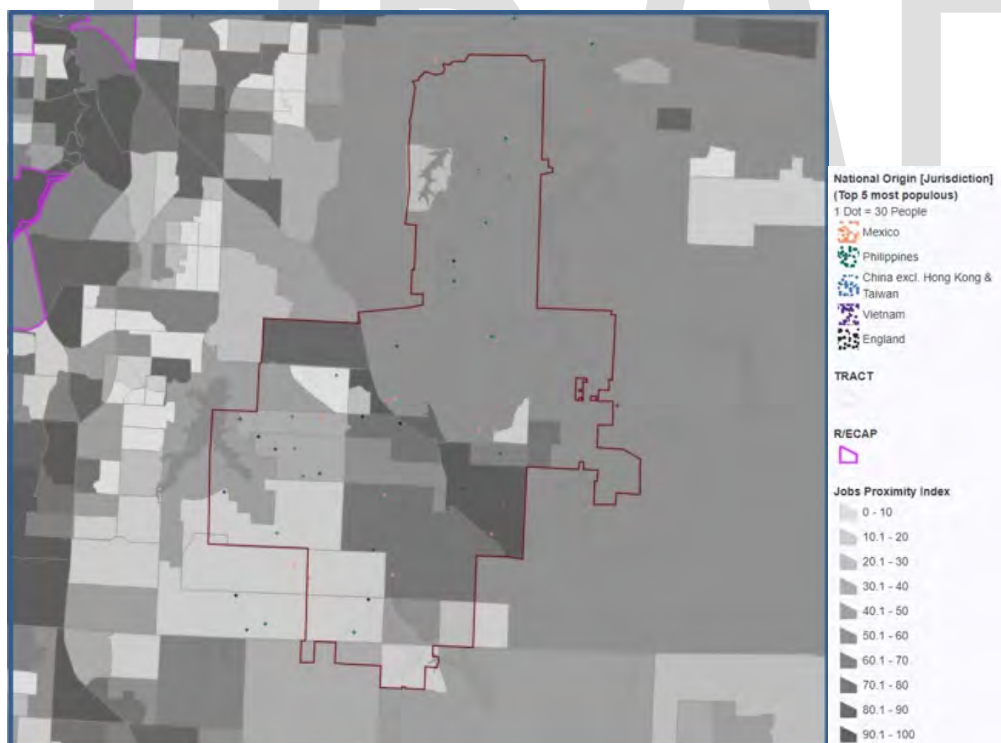
Map 30. MARC Job-to-worker Balance Map

Source: MARC Transportation Outlook 2040.

Job Proximity Index used in the maps below is defined by HUD as “percentiles ranked at the region level, the higher the index, the higher the access to employment opportunities for residents in a neighborhood”. HUD maps seem to suggest that areas in Lee’s Summit immediately adjacent to US 50 Highway and South M 291 provide better opportunities for workers living along the corridors. In addition, higher job proximity index areas in the City are generally the populated areas as well. There is not a noticeable pattern of imbalance between job proximity index and demographic characteristics locally. However, there appears to be a strong correlation between low job proximity index score and minority population along a band of areas not far from Lee’s Summit in Kansas City, Missouri, and Grandview.



Map 31. Population Distribution by Race/Ethnicity and Job Proximity

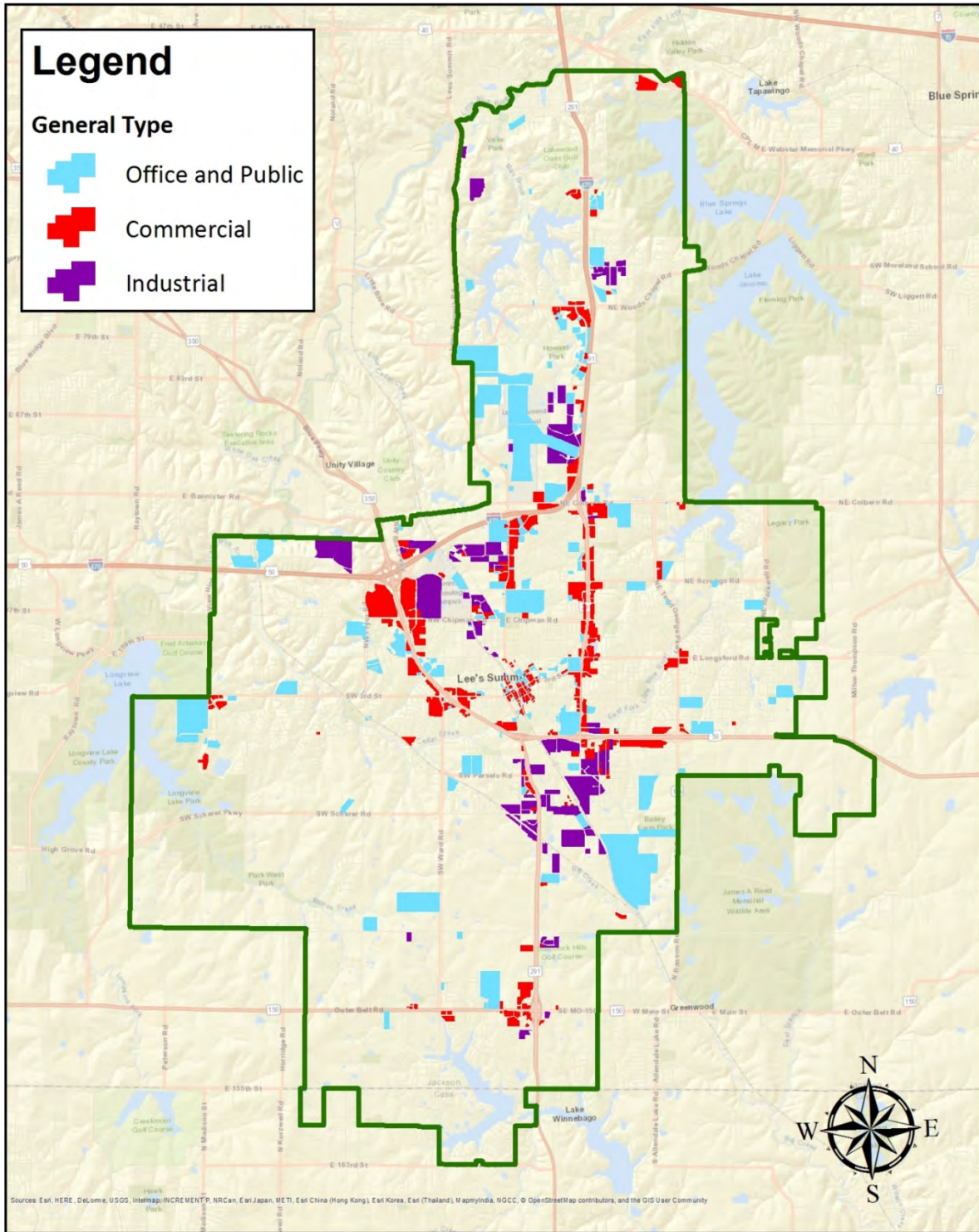


Map 32. Minority Population Distribution by Job Proximity

The next maps allow us to see more clearly the locational relationship between employment and residents within the City limits. The commercial and industrial employment opportunities tend to be confined to a narrow band of major traffic corridors whereas office and public employment is relatively scattered.

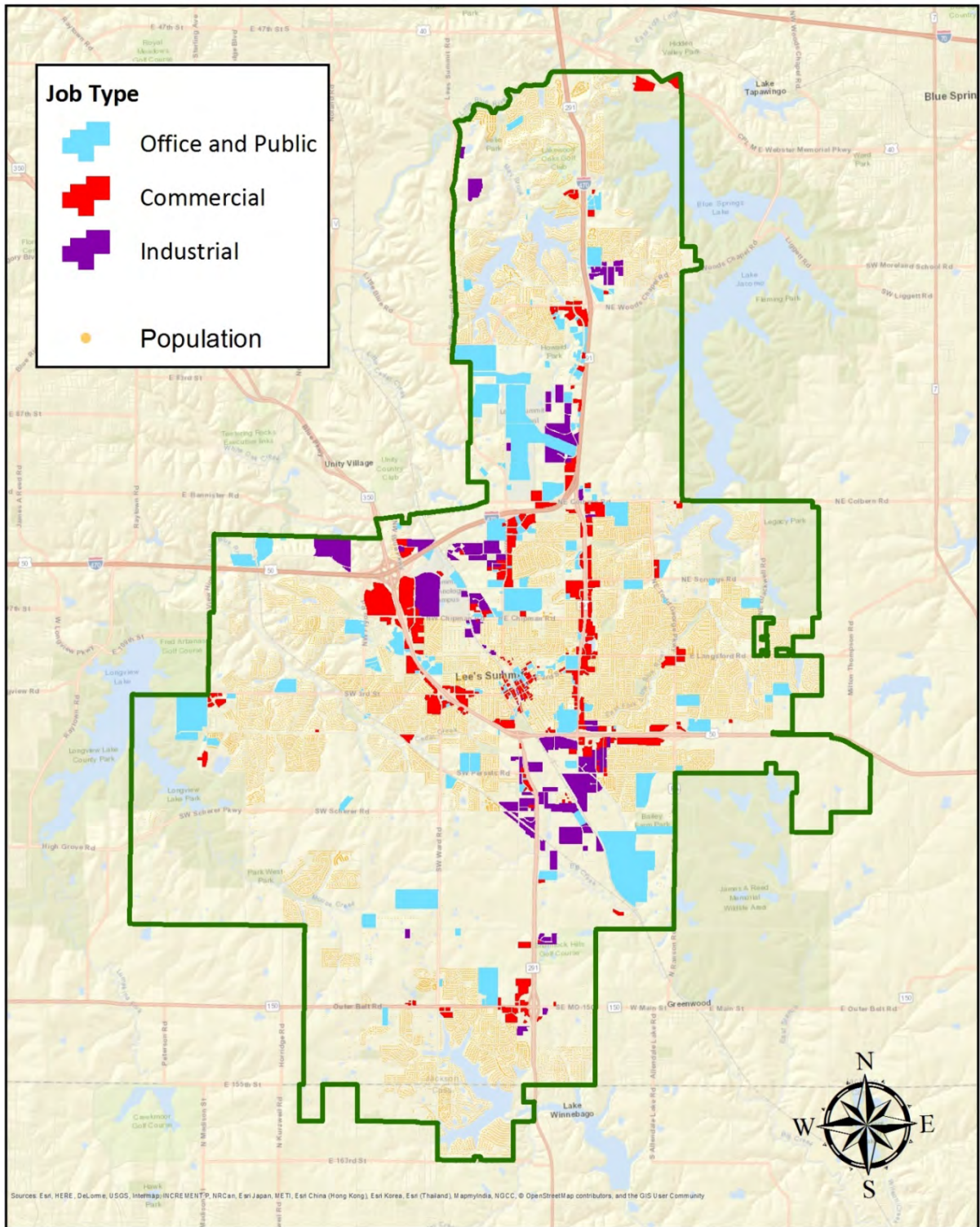
DRAFT

## Lee's Summit Employment Base



Map 33. Employment Areas in Lee's Summit

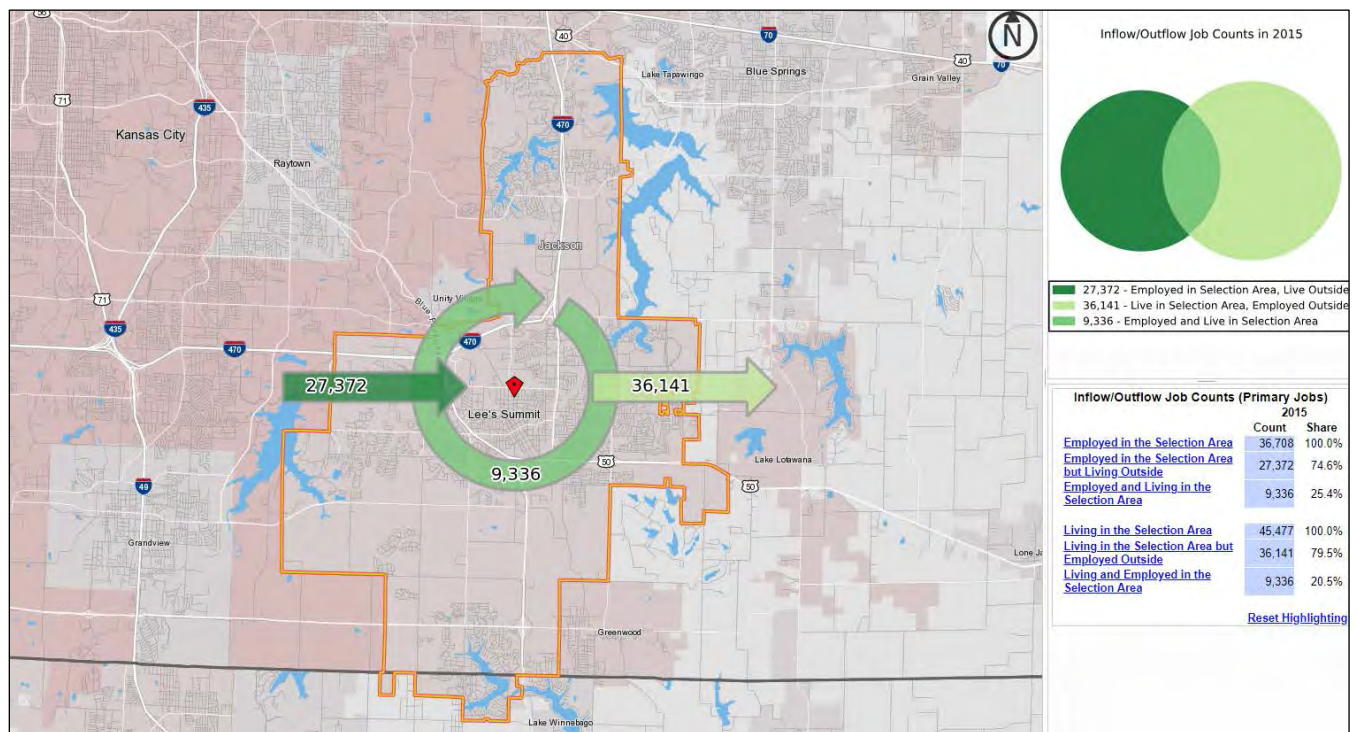
## Geography of Population and Employment Base



Map 34. Geography of Population and Employment Base

## Job Accessibility

In addition to the number and types of jobs available in the area, one important aspect of understanding the local job market is to analyze where the jobs are located and where the workers live. The U.S. Census Bureau's online mapping tool "On the Map" (<https://onthemap.ces.census.gov/>) was utilized to help analyze job locations and types, work related commute patterns and other worker related demographics. At the city level, as the map and statistics (2015) below suggest that, of the employed workers of Lee's Summit, over 36,000 travel to work outside the City limits and less than 10,000 work in the City. That is a significant difference. Over 27,000 workers commute to work in Lee's Summit from outside the City limits. In other words, more workers travel to work outside the City than workers outside the City travel to work in the City.



**Map 35. Employment and Commute Pattern - Lee's Summit**

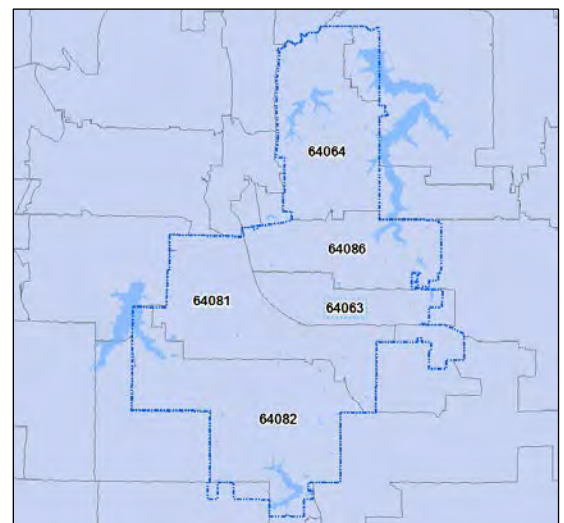
Source: U.S. Census On the Map website

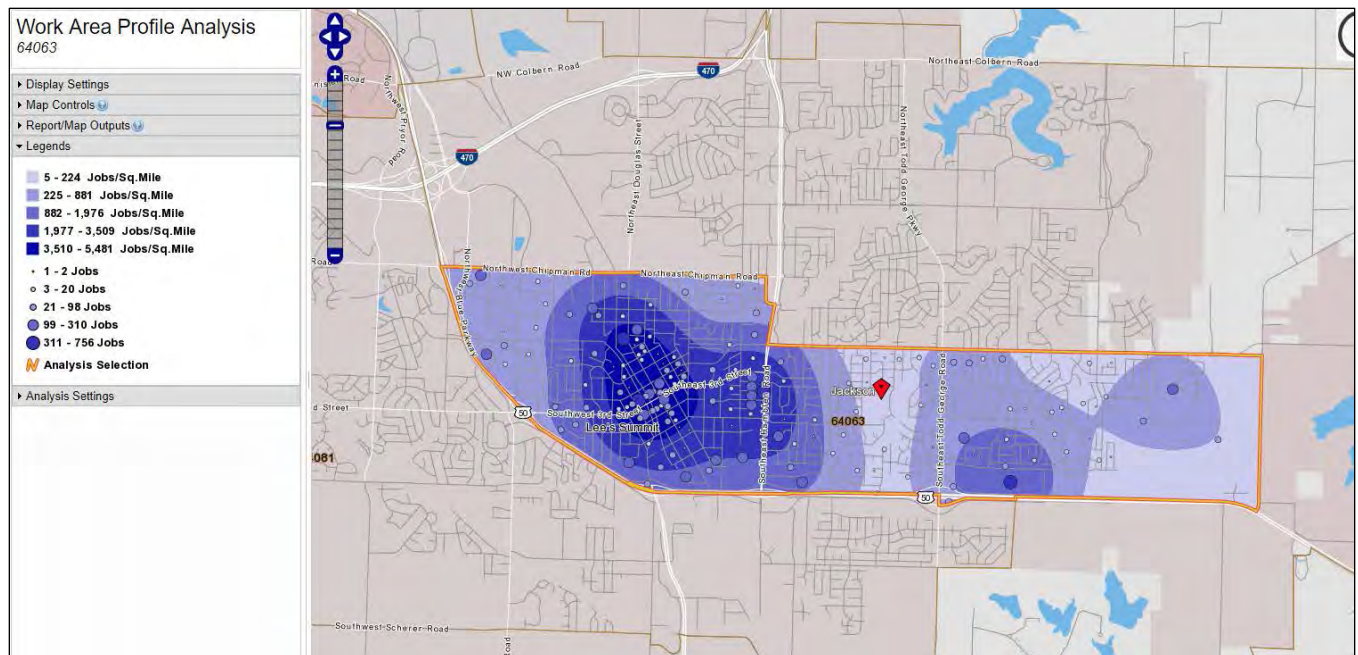
<https://onthemap.ces.census.gov/>

There are five postal ZIP codes in the City of Lee's Summit, 64063, 64064, 64081, 64082, and 64086, shown in the map below.

### ZIP 64063

The map below represents areas by number of jobs per square mile (areas with shades of blue) within 64063 and number of jobs per location (circles with shades of blue). Jobs in this ZIP code area are highly concentrated in the northeast quadrant of M-291 and US-50 south of Chipman Road, the location of the City's Central Business District (CBD).





Map 36. 64063 Work Area Profile Map

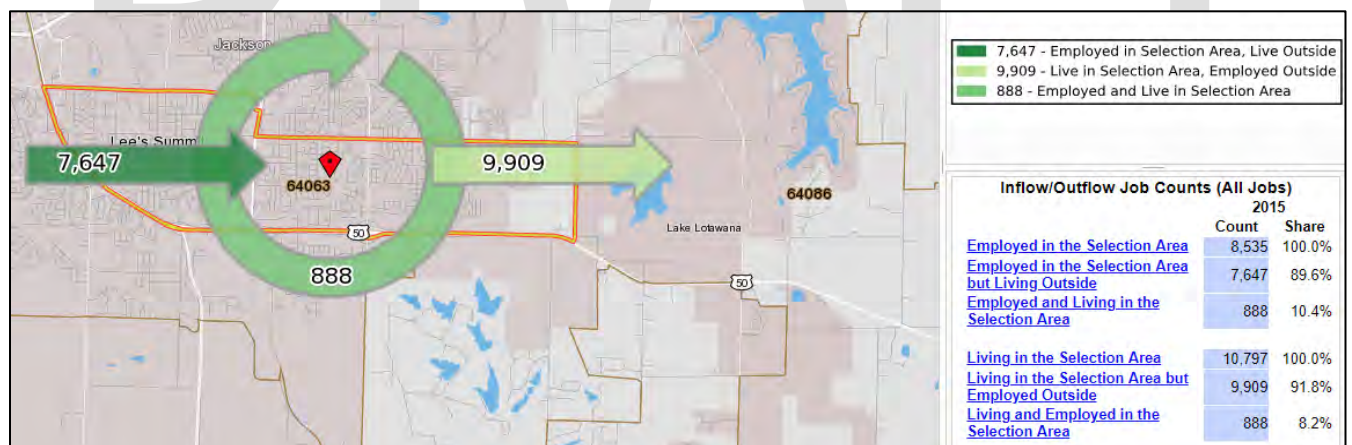
The “Work Area Profile” report below shows that 1,492 of the jobs are in the health care and social assistance fields. The highest employed age demographic is 30 to 54 years. Most of the people in this area earn an average of \$1,250 or less per month. As for race/ethnicity, 96.5% were not Hispanic or Latino, 87.4% were for White alone, 9.2% were for Black or African American alone, and 3.5% were for Hispanic or Latino.

Table 49. 64063 Work Area Profile

Work Area Profile Report (64063)		
Total All Jobs		
	2015	
	Count	Share
Total All Jobs	8,535	100.0%
Jobs by Worker Age		
	Count	Share
Age 29 or younger	2,317	27.1%
Age 30 to 54	4,439	52.0%
Age 55 or older	1,779	20.8%
Jobs by Earnings		
	Count	Share
\$1,250 per month or less	3,039	35.6%
\$1,251 to \$3,333 per month	2,846	33.3%
More than \$3,333 per month	2,650	31.0%
Jobs by NAICS Industry Sector		
	Count	Share
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	53	0.6%
Construction	449	5.3%
Manufacturing	282	3.3%
Wholesale Trade	132	1.5%
Retail Trade	668	7.8%
Transportation and Warehousing	53	0.6%
Information	51	0.6%
Finance and Insurance	333	3.9%
Real Estate and Rental and Leasing	77	0.9%
Professional, Scientific, and Technical Services	445	5.2%

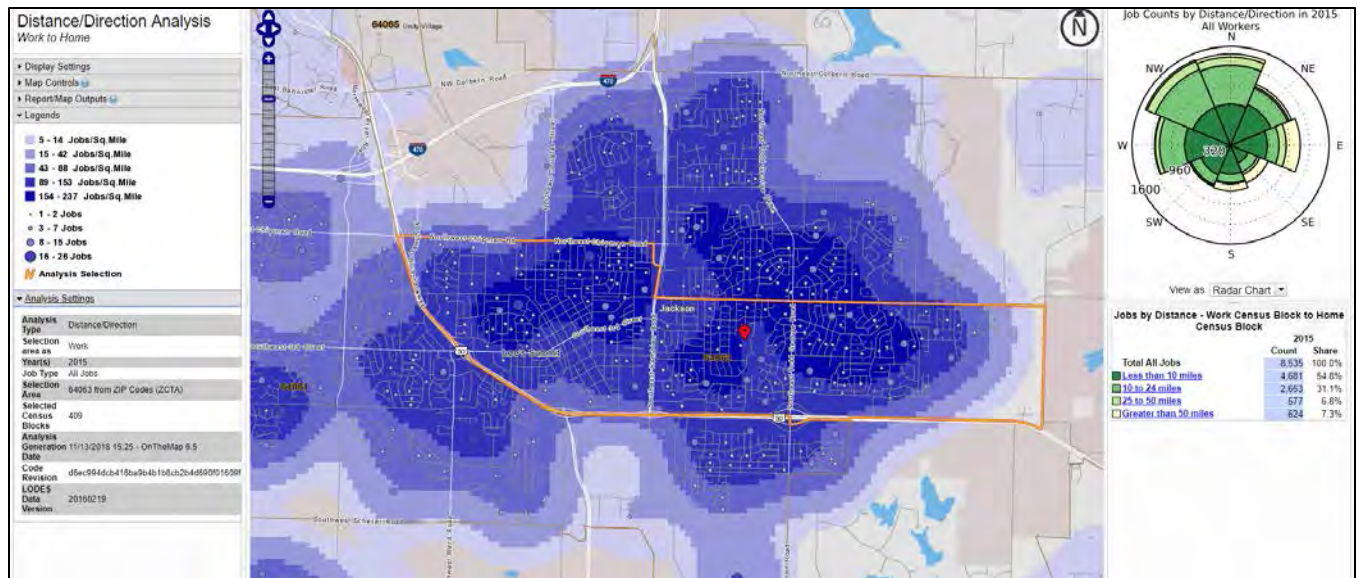
Management of Companies and Enterprises	84	1.0%
Administration & Support, Waste Management and Remediation	955	11.2%
Educational Services	1,161	13.6%
Health Care and Social Assistance	1,492	17.5%
Arts, Entertainment, and Recreation	288	3.4%
Accommodation and Food Services	1,364	16.0%
Other Services (excluding Public Administration)	279	3.3%
Public Administration	369	4.3%
<b>Jobs by Worker Race</b>		
	<b>Count</b>	<b>Share</b>
White Alone	7,462	87.4%
Black or African American Alone	783	9.2%
American Indian or Alaska Native Alone	46	0.5%
Asian Alone	127	1.5%
Native Hawaiian or Other Pacific Islander Alone	6	0.1%
Two or More Race Groups	111	1.3%
<b>Jobs by Worker Ethnicity</b>		
	<b>Count</b>	<b>Share</b>
Not Hispanic or Latino	8,237	96.5%
Hispanic or Latino	298	3.5%
<b>Jobs by Worker Educational Attainment</b>		
	<b>Count</b>	<b>Share</b>
Less than high school	656	7.7%
High school or equivalent, no college	1,825	21.4%
Some college or Associate degree	2,092	24.5%
Bachelor's degree or advanced degree	1,645	19.3%
Educational attainment not available (workers aged 29 or younger)	2,317	27.1%
<b>Jobs by Worker Sex</b>		
	<b>Count</b>	<b>Share</b>
Male	3,706	43.4%
Female	4,829	56.6%

The arrow diagram below shows the commute to work pattern for employment in 64063. Over 7,000 people living outside the area travel into the area for work and close to 10,000 residents of the area travel outside for work. Only 888 people live and work within the area.



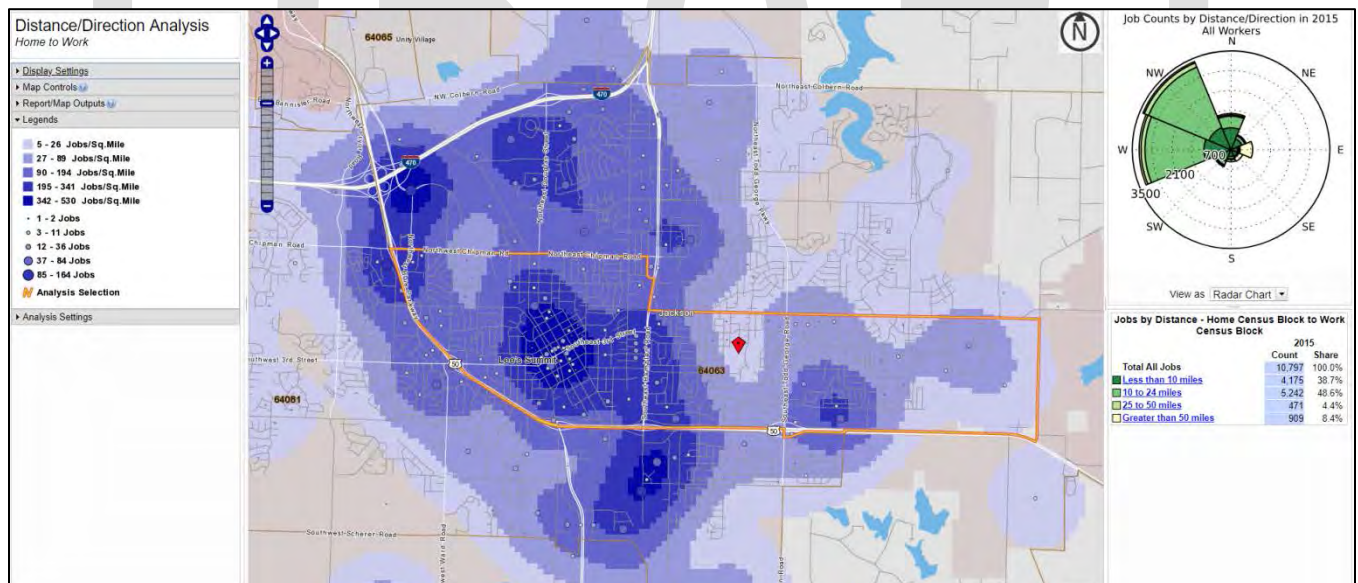
**Map 37. 64063 Employment and Commute Pattern Map**

The map and data below in the “Jobs by Distance-Work Census Block to Home Census Block” show that out of the 8,535 jobs in 64063 in 2015, 4,681 employees commuted less than 10 miles to work and 1,181 employees traveled 25 miles or more to work in the area.



Map 38. 64063 Work to Home Distance/Direction Analysis

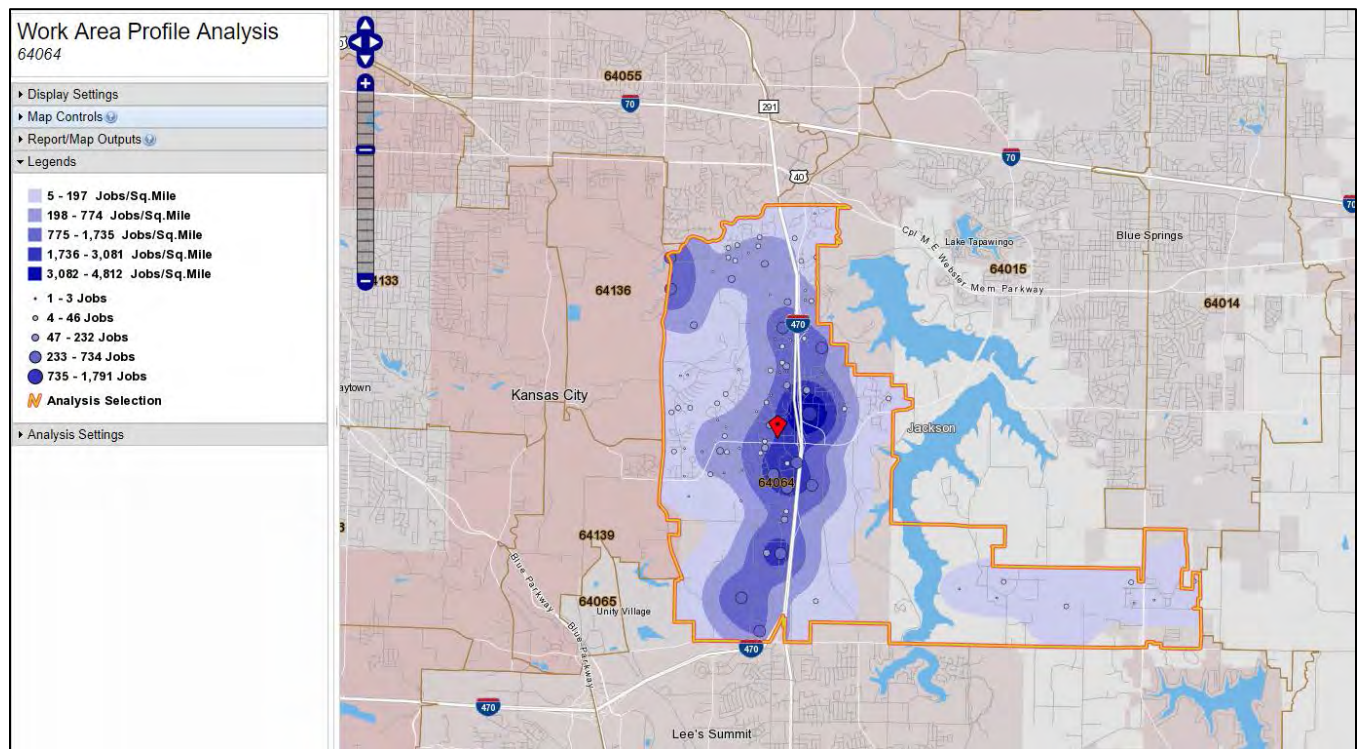
The map and data below in the “Jobs by Distance-Home Census Block to Work Census Block” show that 5,254 workers living in the 64063 ZIP Code area in 2015 traveled 10 to 24 miles to work whereas 4,175 people traveled less than 10 miles.



Map 39. 64063 Home to Work Distance/Direction Analysis

## ZIP 64064

The Work Area Profile map for 64064 below again shows job locations and densities. The highest number of jobs is located along Interstate 470, with the highest concentration around Woods Chapel Road interchange.



Map 40. 64064 Work Area Profile Map

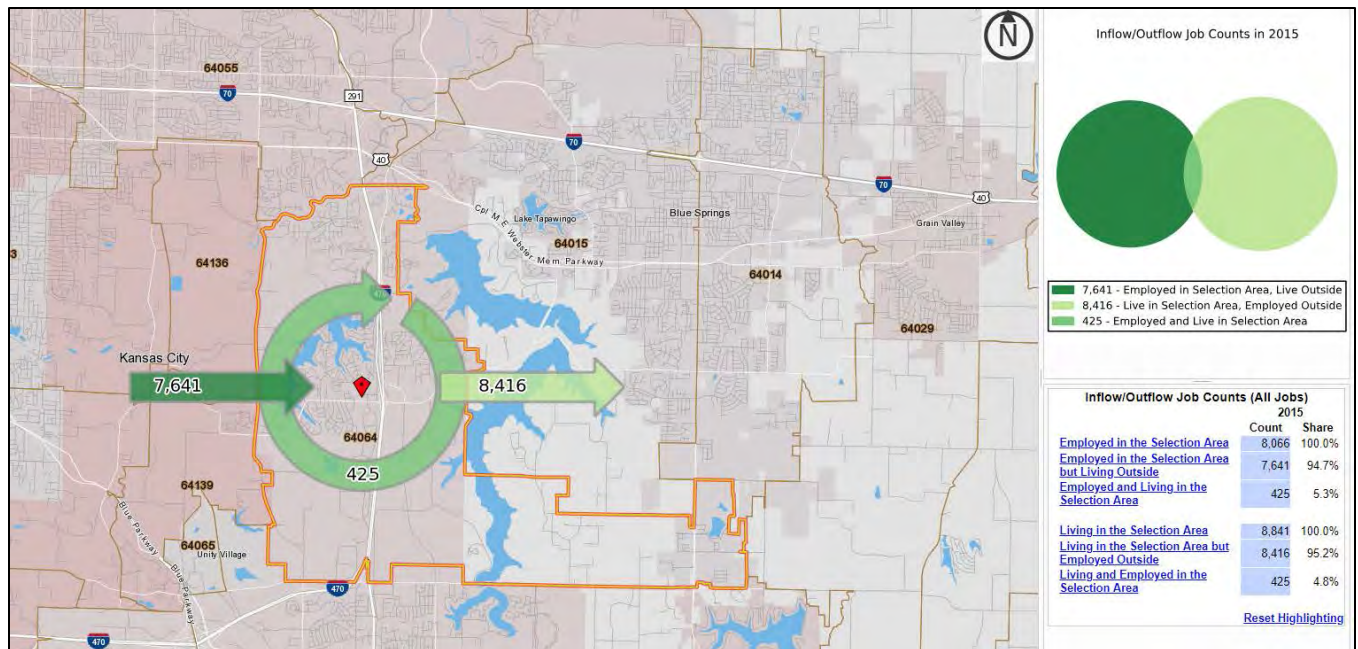
The “Work Area Profile” report below shows 1,690 jobs are in the administration and support, waste management and remediation area. The highest employed age demographic is 30 to 54 years of age. Most of the people in this area earn an average of \$1,251 to \$3,333 per month. As for race/ethnicity, 96.3% were not Hispanic or Latino, 88.6% were for White alone, 8.5% were for Black or African American alone, and 3.7% were for Hispanic or Latino.

Table 50. 64064 Work Area Profile

Work Area Profile Report (64064)		2015	
Total All Jobs			
		Count	Share
Total All Jobs		8,066	100.0%
Jobs by Worker Age			
		Count	Share
Age 29 or younger		2,061	25.6%
Age 30 to 54		4,317	53.5%
Age 55 or older		1,688	20.9%
Jobs by Earnings			
		Count	Share
\$1,250 per month or less		1,975	24.5%
\$1,251 to \$3,333 per month		3,342	41.4%
More than \$3,333 per month		2,749	34.1%
Jobs by NAICS Industry Sector			
		Count	Share
Agriculture, Forestry, Fishing and Hunting		0	0.0%
Mining, Quarrying, and Oil and Gas Extraction		0	0.0%
Utilities		3	0.0%
Construction		584	7.2%

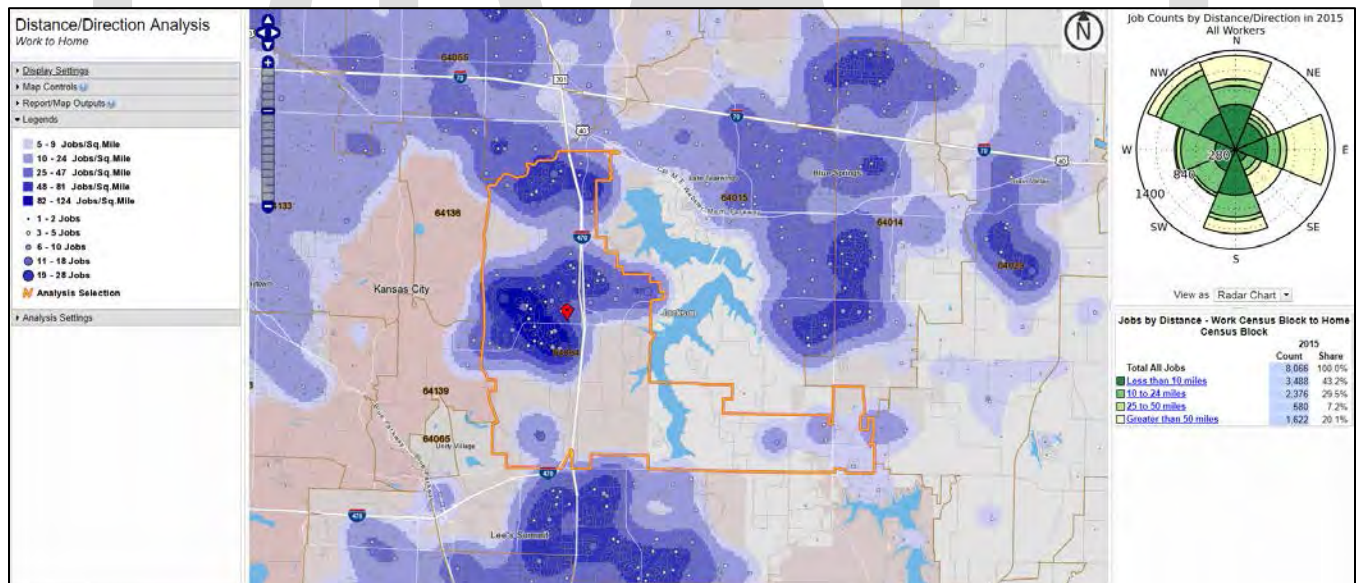
Manufacturing	544	6.7%
Wholesale Trade	475	5.9%
Retail Trade	431	5.3%
Transportation and Warehousing	102	1.3%
Information	125	1.5%
Finance and Insurance	292	3.6%
Real Estate and Rental and Leasing	443	5.5%
Professional, Scientific, and Technical Services	928	11.5%
Management of Companies and Enterprises	44	0.5%
Administration & Support, Waste Management and Remediation	1,690	21.0%
Educational Services	266	3.3%
Health Care and Social Assistance	885	11.0%
Arts, Entertainment, and Recreation	43	0.5%
Accommodation and Food Services	232	2.9%
Other Services (excluding Public Administration)	251	3.1%
Public Administration	728	9.0%
<b>Jobs by Worker Race</b>		
	<b>Count</b>	<b>Share</b>
White Alone	7,091	87.9%
Black or African American Alone	730	9.1%
American Indian or Alaska Native Alone	56	0.7%
Asian Alone	99	1.2%
Native Hawaiian or Other Pacific Islander Alone	5	0.1%
Two or More Race Groups	85	1.1%
<b>Jobs by Worker Ethnicity</b>		
	<b>Count</b>	<b>Share</b>
Not Hispanic or Latino	7,769	96.3%
Hispanic or Latino	297	3.7%
<b>Jobs by Worker Educational Attainment</b>		
	<b>Count</b>	<b>Share</b>
Less than high school	618	7.7%
High school or equivalent, no college	1,881	23.3%
Some college or Associate degree	2,029	25.2%
Bachelor's degree or advanced degree	1,477	18.3%
Educational attainment not available (workers aged 29 or younger)	2,061	25.6%
<b>Jobs by Worker Sex</b>		
	<b>Count</b>	<b>Share</b>
Male	4,120	51.1%
Female	3,946	48.9%

The arrow diagram below shows the commute to work pattern for employment in 64064. Over 7,600 people living outside the area travel into the area for work and about 8,800 residents of the area travel outside for work. Only 425 people live and work within the area.



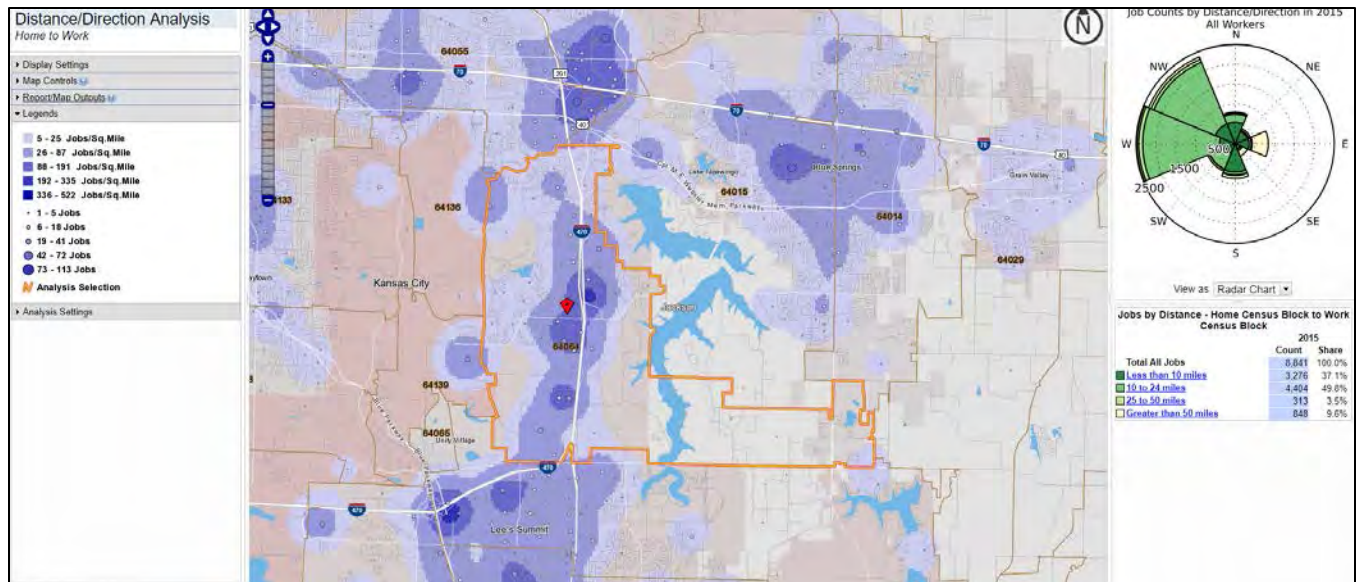
**Map 41. 64064 Employment and Commute Pattern**

The map and data below in the “Jobs by Distance-Work Census Block to Home Census Block” show that out of the 8,066 jobs in 64064 in 2015, 3,488 employees commuted less than 10 miles to work and 2,202 employees traveled 25 miles or more to work in the area.



**Map 42. 64064 Work to Home Distance/Direction Analysis**

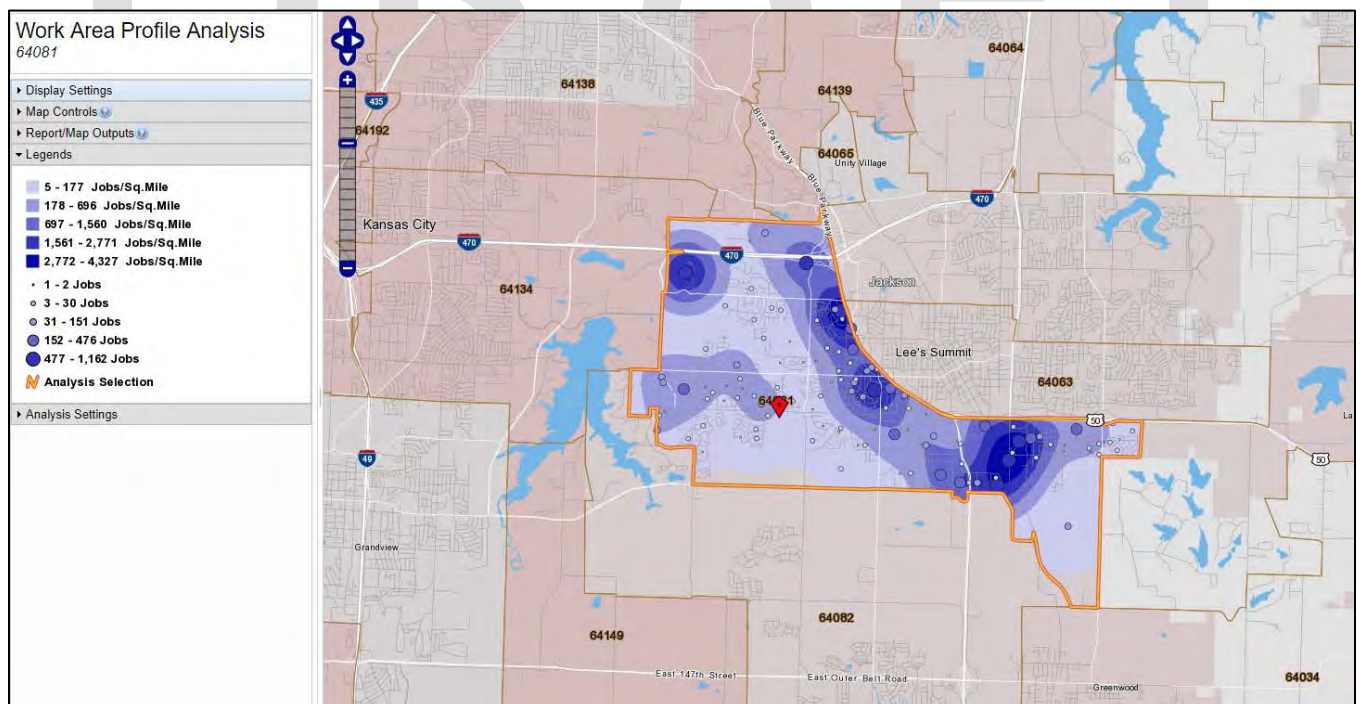
The map and data below in the “Jobs by Distance-Home Census Block to Work Census Block” show that 4,404 workers living in the 64064 ZIP Code area in 2015 traveled 10 to 24 miles to work whereas 3,276 people traveled less than 10 miles.



**Map 43. 64064 Home to Work Distance/Direction Analysis**

## ZIP 64081

The Work Area Profile map for 64081 below again shows job locations and densities. The highest number of jobs is located along U.S. 50 Highway, with the highest concentration around M-291 south interchange.



**Map 44. 64081 Work Area Profile Map**

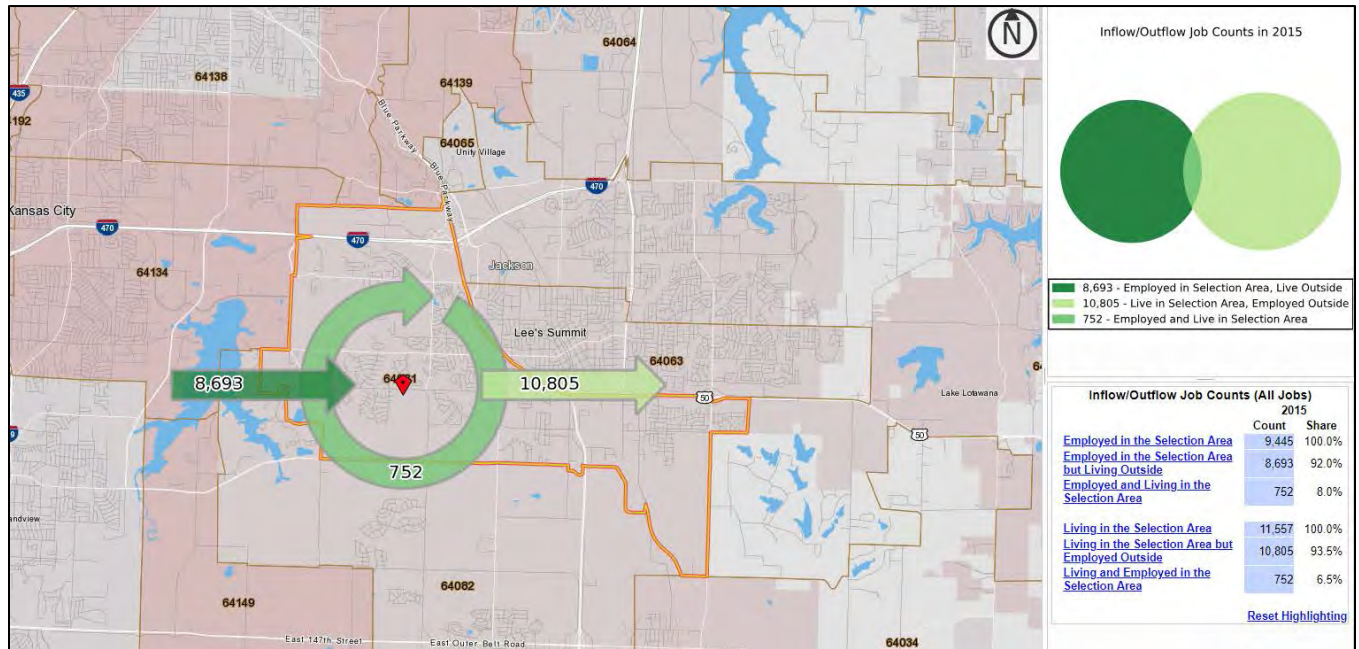
The “Work Area Profile” report below shows 2,102 jobs are in the retail business. The highest employed age demographic is 30 to 54 years of age. A slight majority of the workers in this area earn an average of \$1,251 to

\$3,333 per month. As for race/ethnicity, 95.8% were not Hispanic or Latino, 88.3% were for White alone, 8.7% were for Black or African American alone, and 4.2% were for Hispanic or Latino.

Table 51. 64081 Work Area Profile

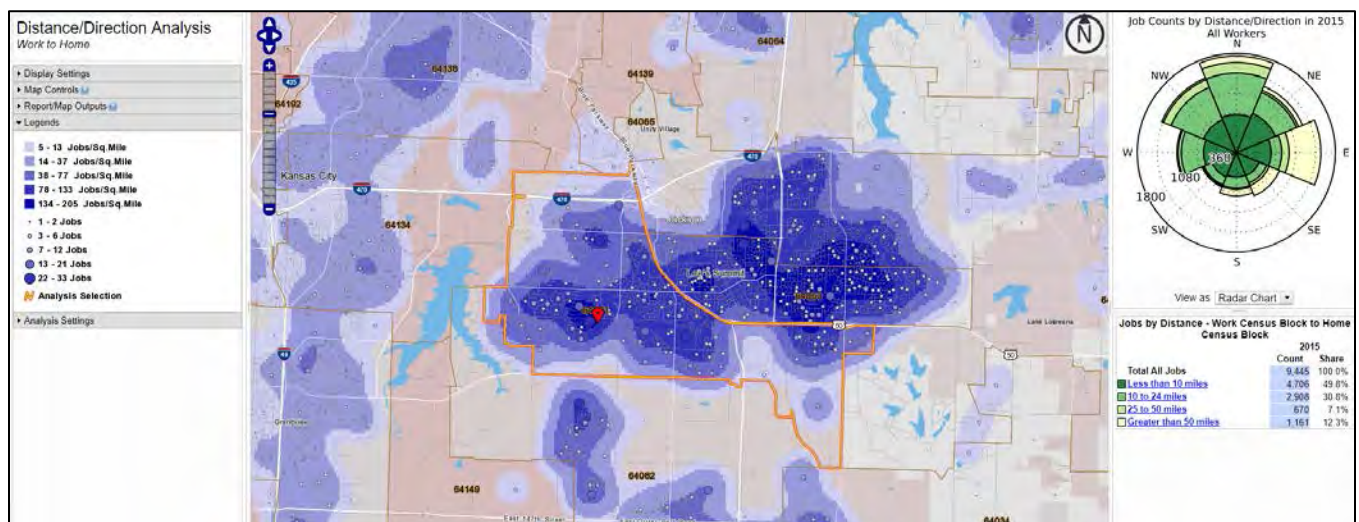
Work Area Profile Report (64081)		
Total All Jobs		
	2015	
	Count	Share
Total All Jobs	9,445	100.0%
Jobs by Worker Age		
	Count	Share
Age 29 or younger	2,852	30.2%
Age 30 to 54	4,699	49.8%
Age 55 or older	1,894	20.1%
Jobs by Earnings		
	Count	Share
\$1,250 per month or less	3,039	32.2%
\$1,251 to \$3,333 per month	3,336	35.3%
More than \$3,333 per month	3,070	32.5%
Jobs by NAICS Industry Sector		
	Count	Share
Agriculture, Forestry, Fishing and Hunting	11	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	63	0.7%
Construction	490	5.2%
Manufacturing	566	6.0%
Wholesale Trade	1,134	12.0%
Retail Trade	2,102	22.3%
Transportation and Warehousing	325	3.4%
Information	50	0.5%
Finance and Insurance	244	2.6%
Real Estate and Rental and Leasing	62	0.7%
Professional, Scientific, and Technical Services	199	2.1%
Management of Companies and Enterprises	171	1.8%
Administration & Support, Waste Management and Remediation	228	2.4%
Educational Services	573	6.1%
Health Care and Social Assistance	1,649	17.5%
Arts, Entertainment, and Recreation	124	1.3%
Accommodation and Food Services	1,187	12.6%
Other Services (excluding Public Administration)	267	2.8%
Public Administration	0	0.0%
Jobs by Worker Race		
	Count	Share
White Alone	8,342	88.3%
Black or African American Alone	824	8.7%
American Indian or Alaska Native Alone	41	0.4%
Asian Alone	126	1.3%
Native Hawaiian or Other Pacific Islander Alone	12	0.1%
Two or More Race Groups	100	1.1%
Jobs by Worker Ethnicity		
	Count	Share
Not Hispanic or Latino	9,049	95.8%
Hispanic or Latino	396	4.2%
Jobs by Worker Educational Attainment		
	Count	Share
Less than high school	730	7.7%
High school or equivalent, no college	2,098	22.2%
Some college or Associate degree	2,243	23.7%
Bachelor's degree or advanced degree	1,522	16.1%
Educational attainment not available (workers aged 29 or younger)	2,852	30.2%
Jobs by Worker Sex		
	Count	Share
Male	4,688	49.6%
Female	4,757	50.4%

The arrow diagram below shows the commute to work pattern for employment in 64081. About 8,700 people living outside the area travel into the area for work and about 10,800 residents of the area travel outside for work. Only 752 people live and work within the area.



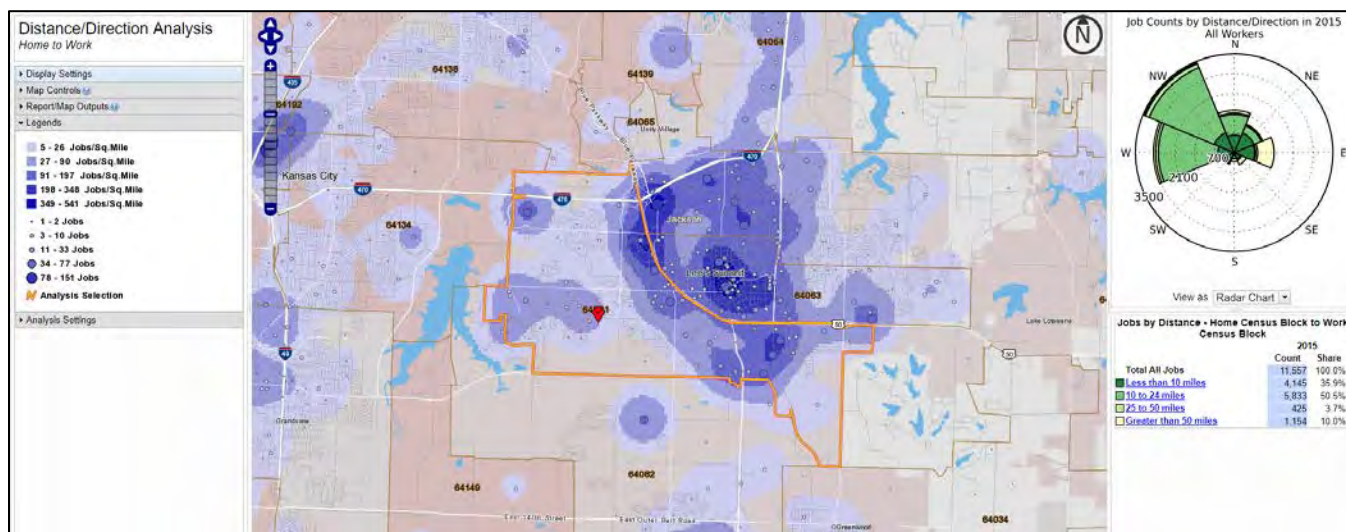
Map 45. 64081 Employment and Commute Pattern

The map and data below in the “Jobs by Distance-Work Census Block to Home Census Block” show that out of the 8,066 jobs in 64081 in 2015, 4,706 employees commuted less than 10 miles to work and 670 employees traveled 25 miles or more to work in the area.



Map 46. 64081 Work to Home Distance/Direction Analysis

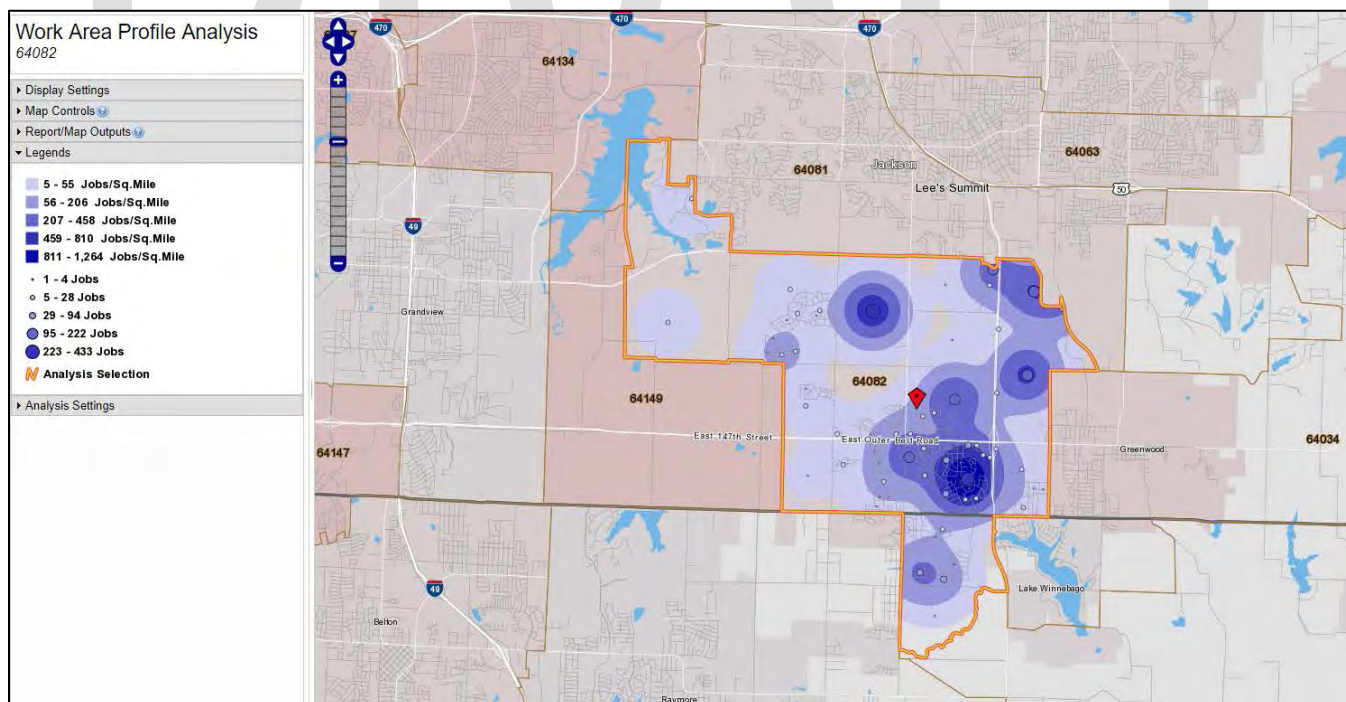
The map and data below in the “Jobs by Distance-Home Census Block to Work Census Block” show that 5,833 workers living in the 64081 ZIP Code area in 2015 traveled 10 to 24 miles to work whereas 4,145 people traveled less than 10 miles.



Map 47. 64081 Home to Work Distance/Direction Analysis

## ZIP 64082

The Work Area Profile map for 64082 below again shows job locations and densities. The highest number of jobs is located in the southwest quadrant of M-291 and M-150.



Map 48. 64082 Work Area Profile Map

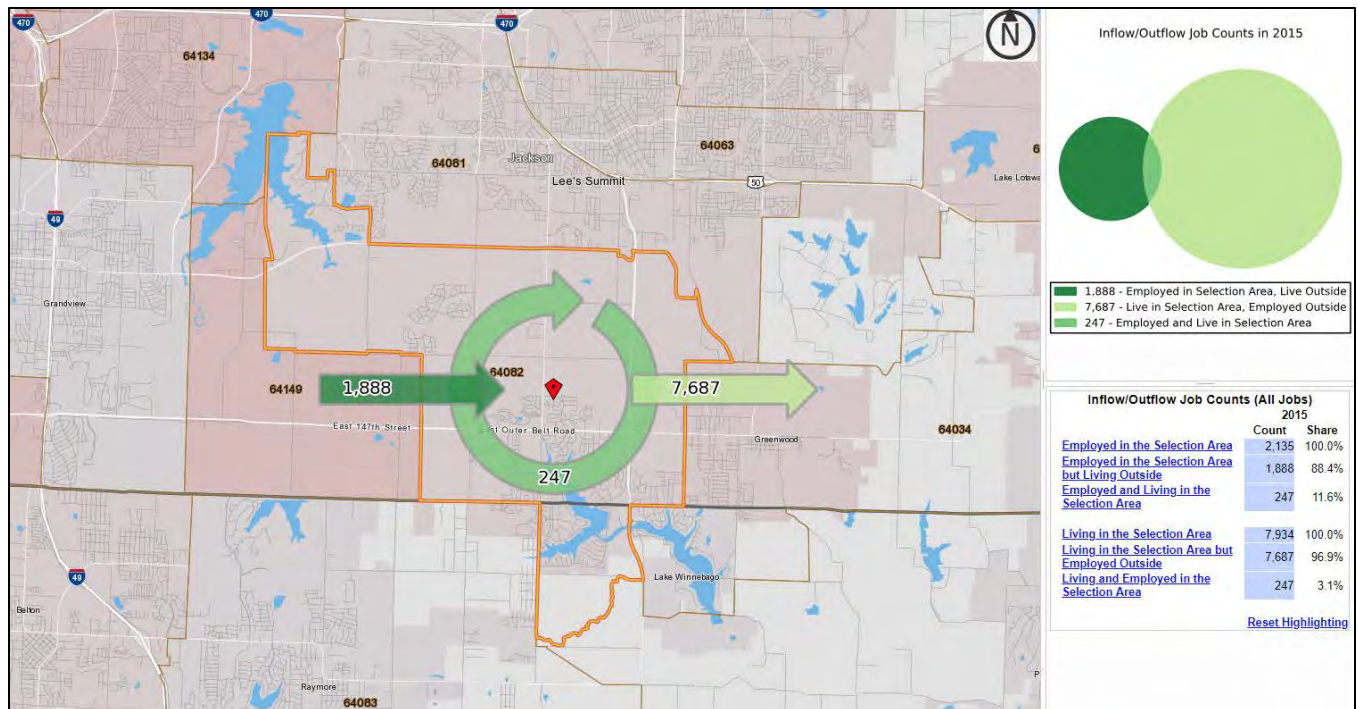
The “Work Area Profile” report below shows 408 jobs are in education. The highest employed age demographic is 30 to 54 years of age. A slightly higher number of workers made a monthly earning of more than \$3,333. As for race/ethnicity, 95.7% were not Hispanic or Latino, 90.0% were for White alone, 6.8% were for Black or African American alone, and 4.3% were for Hispanic or Latino.

**Table 52. 64082 Work Area profile**

<b>Work Area Profile Report (64082)</b>		
<b>Total All Jobs</b>		
	<b>Count</b>	<b>Share</b>
Total All Jobs	2,135	100.0%
<b>Jobs by Worker Age</b>		
	<b>Count</b>	<b>Share</b>
Age 29 or younger	610	28.6%
Age 30 to 54	1,131	53.0%
Age 55 or older	394	18.5%
<b>Jobs by Earnings</b>		
	<b>Count</b>	<b>Share</b>
\$1,250 per month or less	561	26.3%
\$1,251 to \$3,333 per month	709	33.2%
More than \$3,333 per month	865	40.5%
<b>Jobs by NAICS Industry Sector</b>		
	<b>Count</b>	<b>Share</b>
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	120	5.6%
Construction	212	9.9%
Manufacturing	305	14.3%
Wholesale Trade	93	4.4%
Retail Trade	234	11.0%
Transportation and Warehousing	19	0.9%
Information	4	0.2%
Finance and Insurance	61	2.9%
Real Estate and Rental and Leasing	36	1.7%
Professional, Scientific, and Technical Services	104	4.9%
Management of Companies and Enterprises	0	0.0%
Administration & Support, Waste Management and Remediation	69	3.2%
Educational Services	408	19.1%
Health Care and Social Assistance	91	4.3%
Arts, Entertainment, and Recreation	24	1.1%
Accommodation and Food Services	239	11.2%
Other Services (excluding Public Administration)	116	5.4%
Public Administration	0	0.0%
<b>Jobs by Worker Race</b>		
	<b>Count</b>	<b>Share</b>
White Alone	1,922	90.0%
Black or African American Alone	146	6.8%
American Indian or Alaska Native Alone	11	0.5%
Asian Alone	16	0.7%
Native Hawaiian or Other Pacific Islander Alone	6	0.3%
Two or More Race Groups	34	1.6%
<b>Jobs by Worker Ethnicity</b>		
	<b>Count</b>	<b>Share</b>
Not Hispanic or Latino	2,044	95.7%
Hispanic or Latino	91	4.3%
<b>Jobs by Worker Educational Attainment</b>		
	<b>Count</b>	<b>Share</b>
Less than high school	184	8.6%
High school or equivalent, no college	435	20.4%
Some college or Associate degree	487	22.8%
Bachelor's degree or advanced degree	419	19.6%
Educational attainment not available (workers aged 29 or younger)	610	28.6%
<b>Jobs by Worker Sex</b>		
	<b>Count</b>	<b>Share</b>

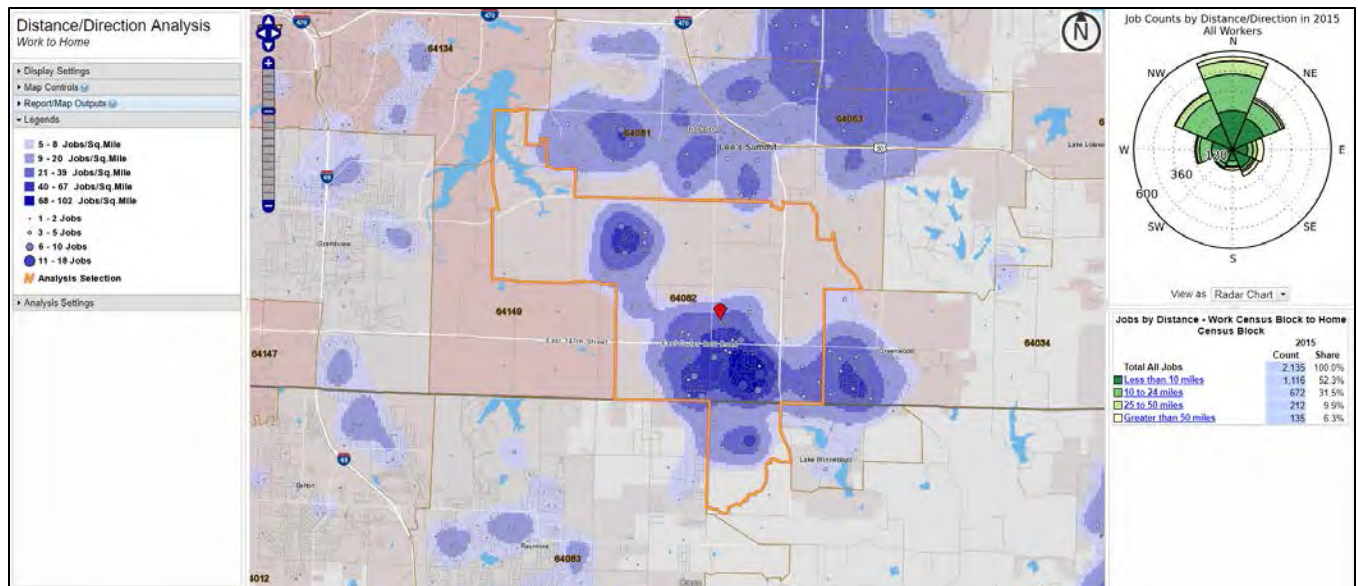
Male	1,093	51.2%
Female	1,042	48.8%

The arrow diagram below shows the commute to work pattern for employment in 64082. About 1,900 people living outside the area travel into the area for work and about 7,700 residents of the area travel outside for work. Only 247 people live and work within the area.



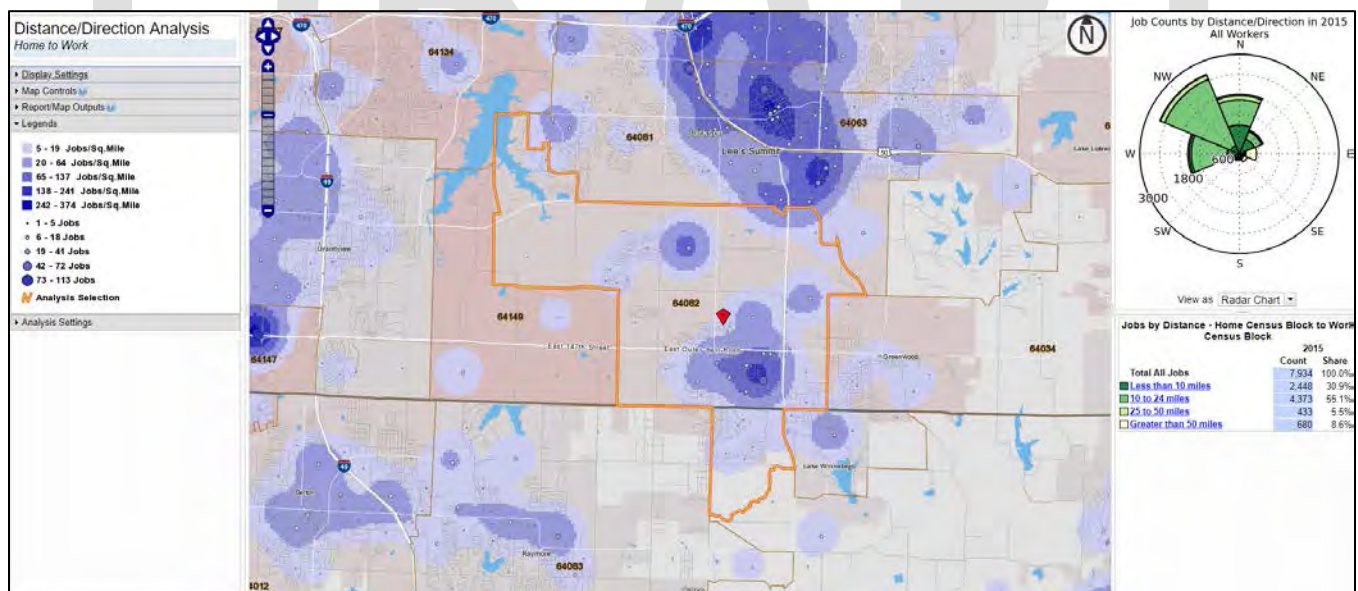
Map 49. 64082 Employment and Commute Pattern

The map and data below in the “Jobs by Distance-Work Census Block to Home Census Block” show that out of the 2,135 jobs in 64082 in 2015, 1,116 employees commuted less than 10 miles to work and 347 employees traveled 25 miles or more to work in the area.



Map 50. 64082 Work to Home Distance/Direction Analysis

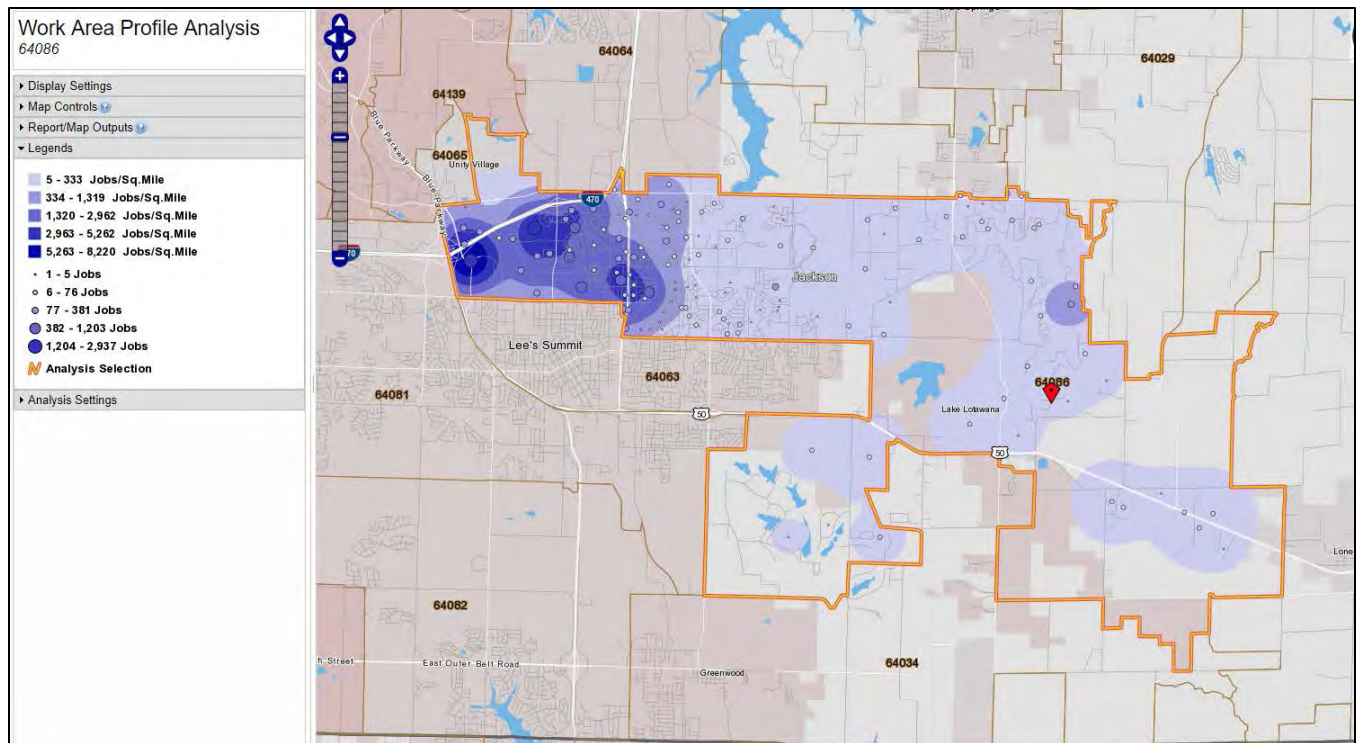
The map and data below in the “Jobs by Distance-Home Census Block to Work Census Block” show that 4,373 workers living in the 64082 ZIP Code area in 2015 traveled 10 to 24 miles to work whereas 2,448 people traveled less than 10 miles.



Map 51. 64082 Home to Work Distance/Direction Analysis

### Census Tract 64086

The Work Area Profile map for 64086 below shows job locations and densities. The highest number of jobs is located along I-470 and M-291.



Map 52. 64086 Work Area Profile

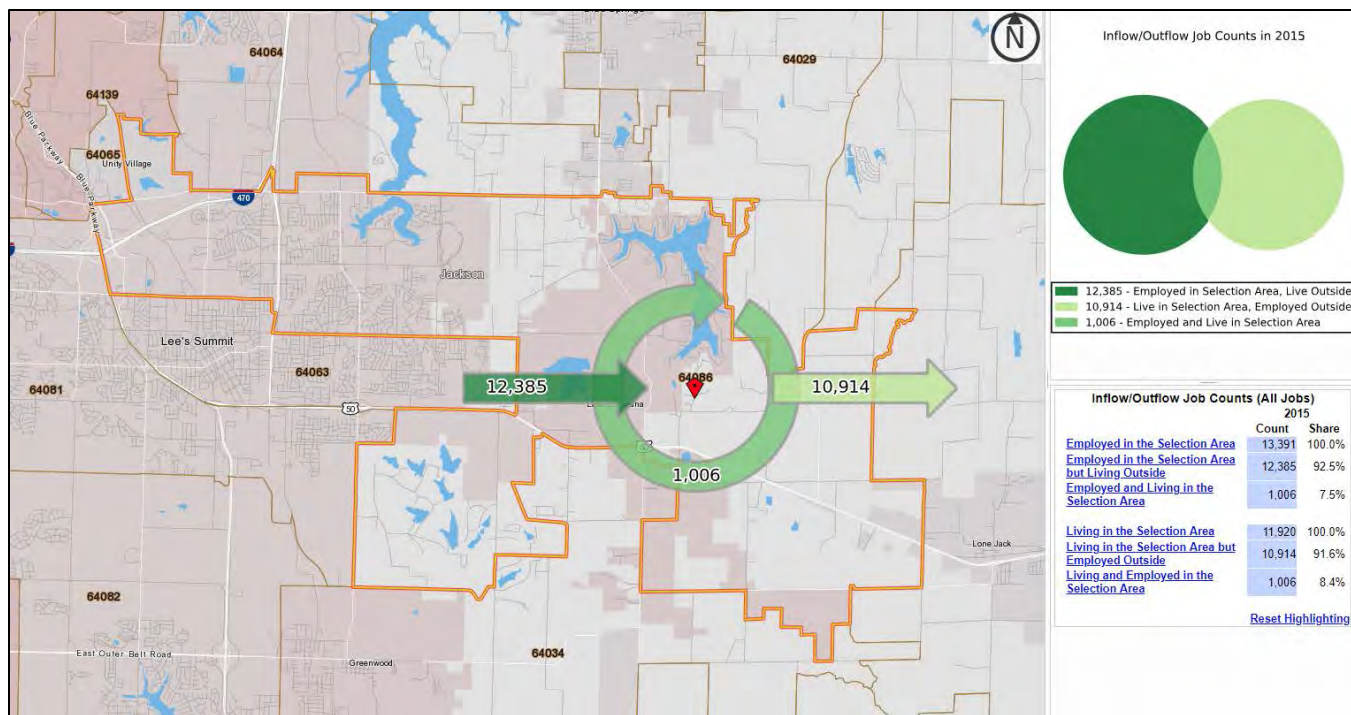
The “Work Area Profile” report below shows 3,401 jobs are Health Care and Social Assistance related, with 2,387 Retail related. The highest employed age demographic is 30 to 54 years of age. Most jobs fall in the range of \$1,251 to \$3,333 monthly earnings. As for race/ethnicity, 96.2% were not Hispanic or Latino, 84.9% were for White alone, 11.2% were for Black or African American alone, and 3.8% were for Hispanic or Latino.

Table 53. 64086 Work Area Profile

Work Area Profile Report (64086)		
Total All Jobs		
	2015	
	Count	Share
Total All Jobs	13,391	100.0%
Jobs by Worker Age		
	Count	Share
Age 29 or younger	3,921	29.3%
Age 30 to 54	6,900	51.5%
Age 55 or older	2,570	19.2%
Jobs by Earnings		
	Count	Share
\$1,250 per month or less	3,603	26.9%
\$1,251 to \$3,333 per month	5,313	39.7%
More than \$3,333 per month	4,475	33.4%
Jobs by NAICS Industry Sector		
	Count	Share
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	18	0.1%
Utilities	0	0.0%
Construction	384	2.9%
Manufacturing	440	3.3%
Wholesale Trade	279	2.1%
Retail Trade	2,387	17.8%
Transportation and Warehousing	4	0.0%

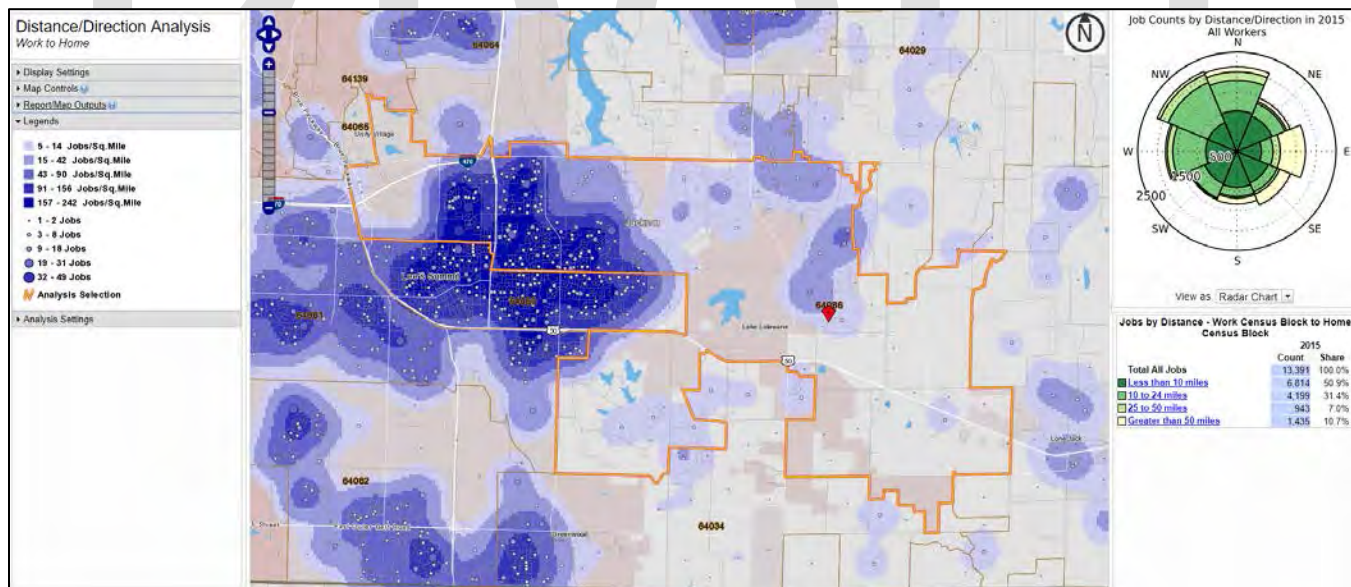
Information	273	2.0%
Finance and Insurance	873	6.5%
Real Estate and Rental and Leasing	202	1.5%
Professional, Scientific, and Technical Services	591	4.4%
Management of Companies and Enterprises	523	3.9%
Administration & Support, Waste Management and Remediation	630	4.7%
Educational Services	935	7.0%
Health Care and Social Assistance	3,401	25.4%
Arts, Entertainment, and Recreation	238	1.8%
Accommodation and Food Services	1,651	12.3%
Other Services (excluding Public Administration)	296	2.2%
Public Administration	266	2.0%
<b>Jobs by Worker Race</b>		
	<b>Count</b>	<b>Share</b>
White Alone	11,365	84.9%
Black or African American Alone	1,497	11.2%
American Indian or Alaska Native Alone	62	0.5%
Asian Alone	271	2.0%
Native Hawaiian or Other Pacific Islander Alone	17	0.1%
Two or More Race Groups	179	1.3%
<b>Jobs by Worker Ethnicity</b>		
	<b>Count</b>	<b>Share</b>
Not Hispanic or Latino	12,879	96.2%
Hispanic or Latino	512	3.8%
<b>Jobs by Worker Educational Attainment</b>		
	<b>Count</b>	<b>Share</b>
Less than high school	934	7.0%
High school or equivalent, no college	2,702	20.2%
Some college or Associate degree	3,238	24.2%
Bachelor's degree or advanced degree	2,596	19.4%
Educational attainment not available (workers aged 29 or younger)	3,921	29.3%
<b>Jobs by Worker Sex</b>		
	<b>Count</b>	<b>Share</b>
Male	5,270	39.4%
Female	8,121	60.6%

The arrow diagram below shows the commute to work pattern for employment in 64086. About 12,400 people living outside the area travel into the area for work and about 10,900 residents of the area travel outside for work. Only 1,006 people live and work within the area. It is important to note that this ZIP Code expands across several different communities and unincorporated areas. We have observed in the map above that a significant majority of the jobs in this ZIP Code are located in Lee's Summit, suggesting that the workers commuting to work in 64086 from outside the area most likely have their job locations in Lee's Summit. We may also conclude that many working residents of 64086 living outside Lee's Summit also commute to work outside the ZIP Code area.



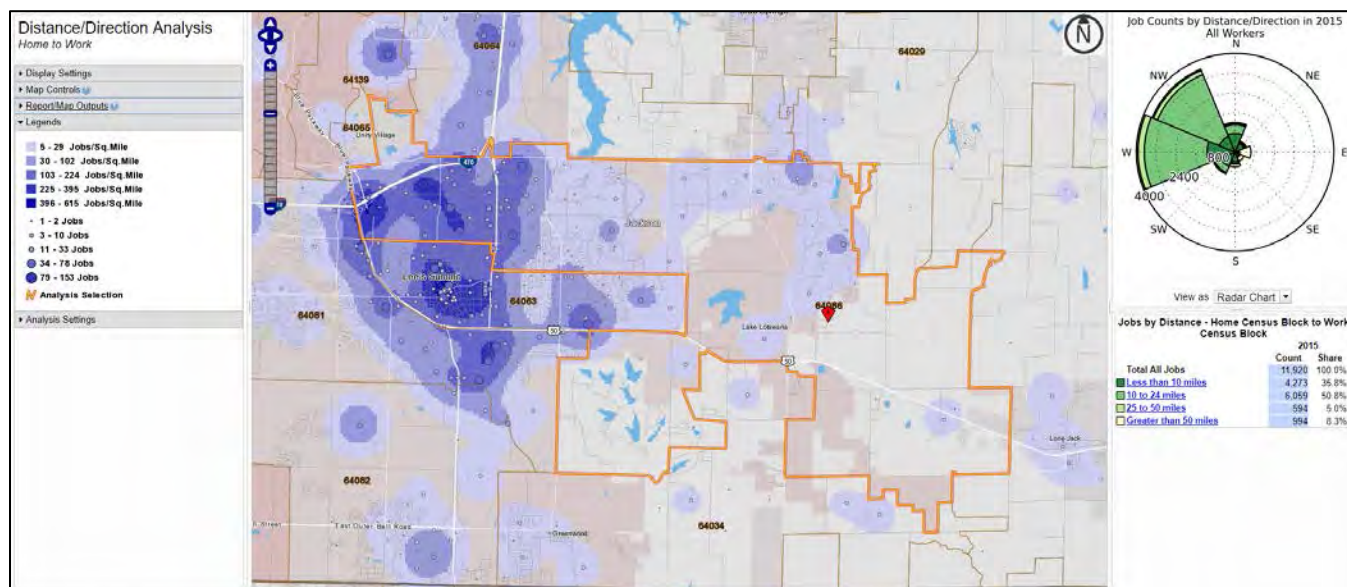
Map 53. 64086 Employment and Commute Pattern

The map and data below in the “Jobs by Distance-Work Census Block to Home Census Block” show that out of the 13,391 jobs in 64086 in 2015, 6,814 employees commuted less than 10 miles to work and 2,378 employees traveled 25 miles or more to work in the area.



Map 54. 64086 Work to Home Distance/Direction Analysis

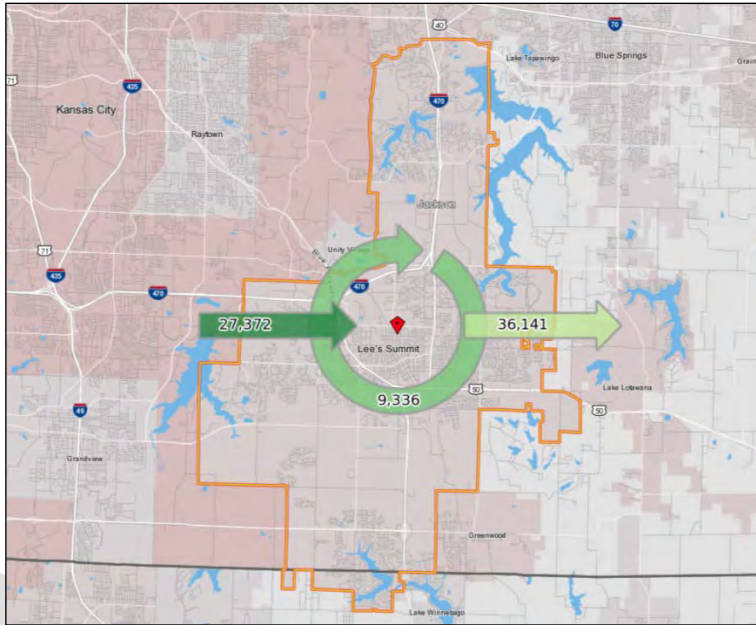
The map and data below in the “Jobs by Distance-Home Census Block to Work Census Block” show that 6,059 workers living in the 64086 ZIP Code area in 2015 traveled 10 to 24 miles to work whereas 4,273 people traveled less than 10 miles.



Map 55. 64086 Home to Work Distance/Direction Analysis

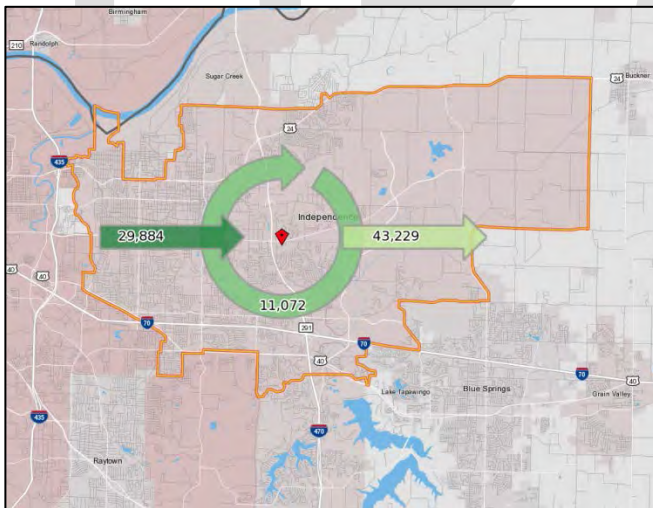
In summary, Lee’s Summit is a suburban community of the Kansas City Metro area. The metro region provides a diverse employment base expanding across the state line. Traditionally, suburban cities and towns function primarily as bedroom communities and most residents commute to work outside in other parts of the metro area. As these communities grow, job opportunities expand within. As they grow further, the local economy grows and diversifies creating more and diversified job market. This creates a job environment where workers have more options in a larger area as to where to work to meet their needs and skills, not constrained by city limits. We see the commute to work pattern for Lee’s Summit where a large number of workers come to work in Lee’s Summit from other areas of the metro and many Lee’s Summit residents commute to work outside the City. In a metro economy, this is not uncommon.

The following maps provide a comparison with other metro cities, including Independence, Blue Springs and Liberty on the Missouri side of the metro and Overland Park, Olathe and Lenexa on the Kansas side. This simple comparison reveals that the selected cities on the Kansas side have better inward commute to work numbers than the cities on the Missouri side.

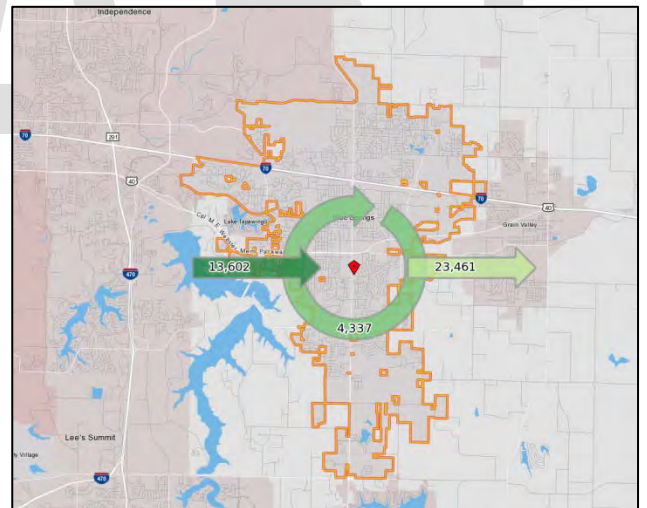


Lee's Summit

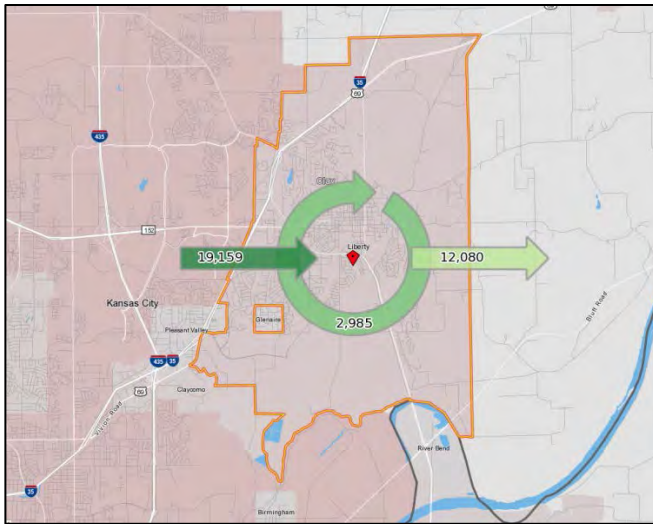
Map 56. Employment and Commute Patterns KC Metro City Comparison



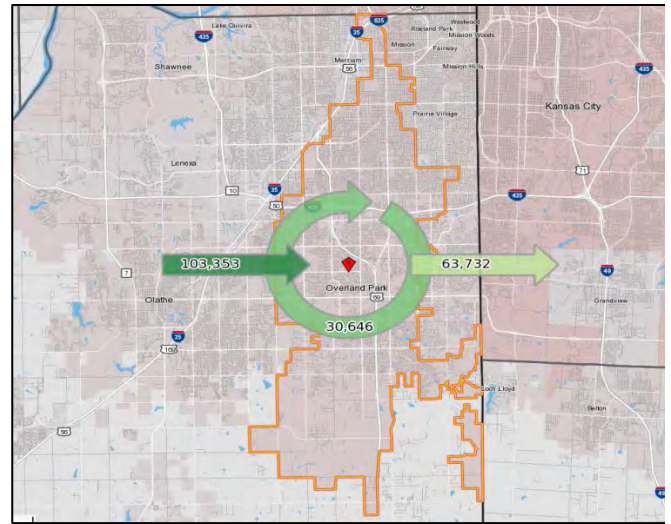
Independence



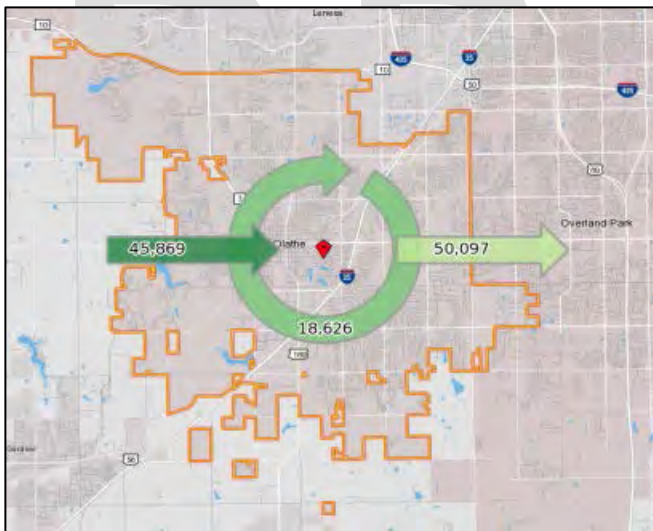
Blue Springs



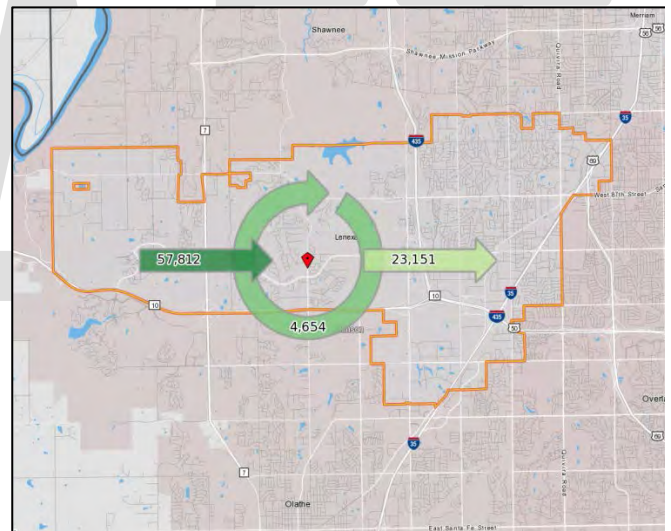
Liberty



Overland Park



Olathe



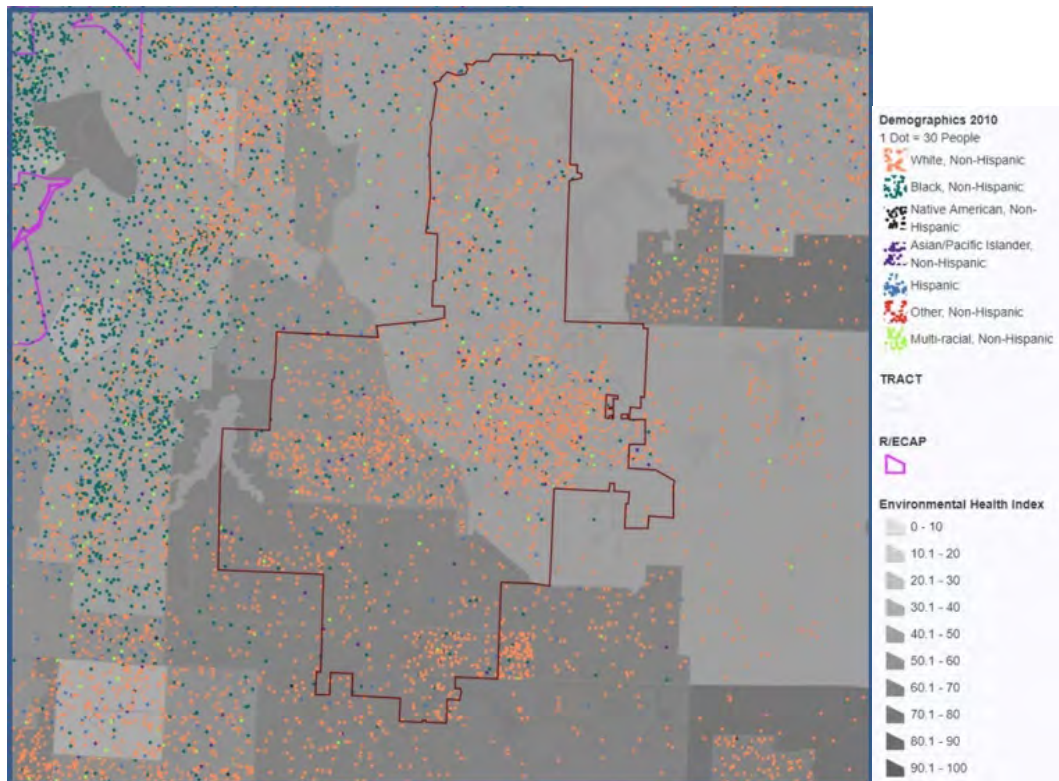
Lenexa

## Poverty

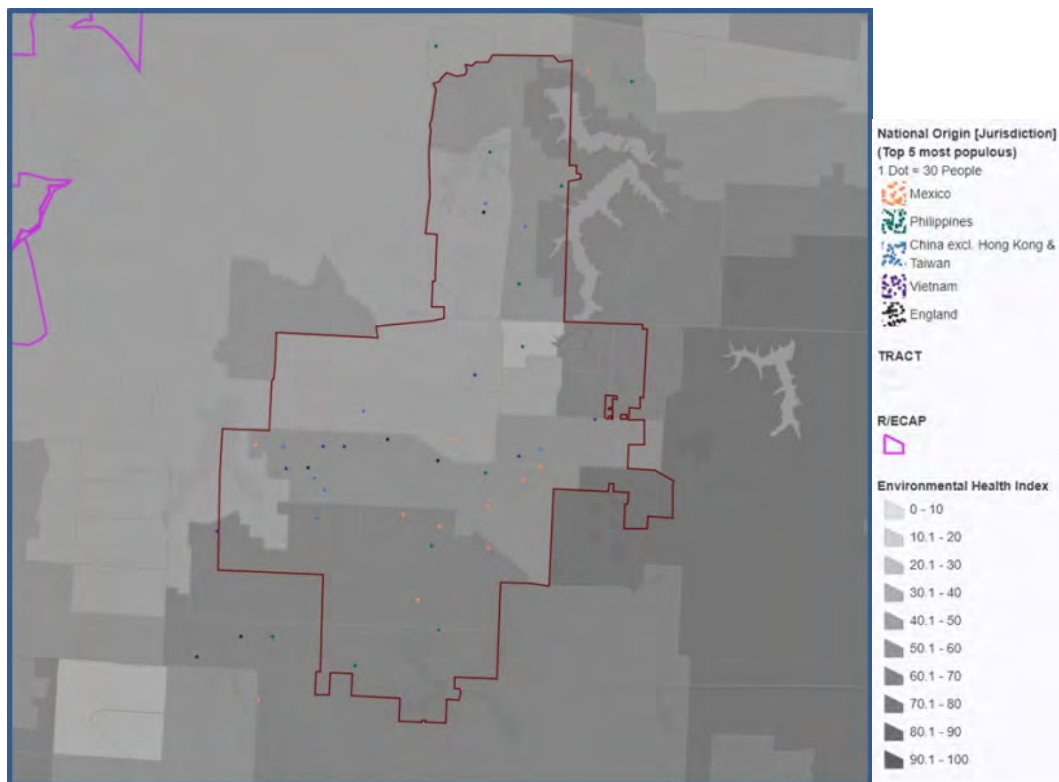
Lee's Summit per capita income is \$35,722 based on the 2016 ACS 5-year Estimates, higher as compared to KC Metro region's \$31,528. In Lee's Summit, 4% of all families and 5.9% of the population are below poverty line. KC Metro area has much higher percentages than Lee's Summit, 8.8% and 12.2% respectively. As concluded earlier that there is no obvious pattern of concentration of poverty in any Census Block Group in Lee's Summit and there is no correlation between locations of the protected classes and poverty.

## Environmental Health

HUD provided data measure likelihood of resident exposure to harmful air toxics by geographic location. The Environmental Health Index gives percentile scores to Census Block Groups ranked nationally; the higher the index, the less exposure to air toxics harmful to human health in a neighborhood. According to the maps provided by AFFH-T below, generally the northern half of the City has a slightly lower index score than the southern half, most likely because the southern part of the City largely remains rural.



Map 57. Population by Race/Ethnicity by Location Environmental Health Index



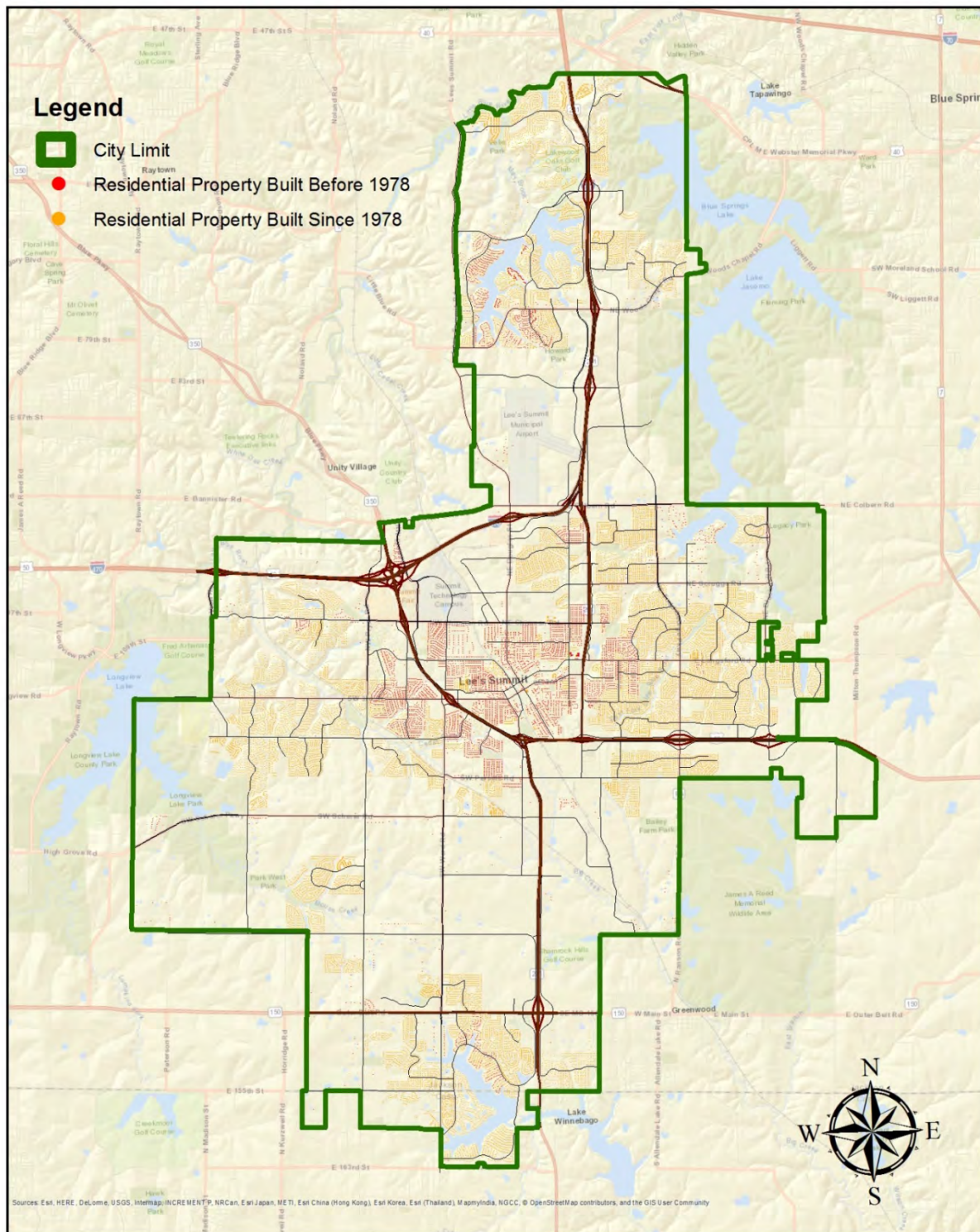
Map 58. Minority Population by Race/Ethnicity by Location Environmental Health Index

## Lead Levels in Blood

Older homes, childcare facilities and schools built prior to 1978 were most likely painted with paints that contain lead. Some of these buildings have been renovated or repainted with the original lead-based paint completely abated and removed while others may still have the original paint that's harmful to humans if disturbed. Lead is especially harmful to children under the age of six.

Utilizing the available data on the date of building construction from the County Assessor's Office, a map was created to identify residential properties in the City that are either built before or in and after 1978. As noted above that not all buildings built before 1978 have lead-based paint today. The City has not conducted any thorough investigation for the presence and severity of lead-based paint hazard in the community, other than the sporadic lead-based paint inspections as required through the City's First Time Homebuyer and Minor Home Repair programs. The inspections conducted through the Minor Home Repair program over the years indicate that the majority of the single-family owner-occupied homes building before 1978 are clear of lead-based paint hazard. The inspections conducted through the First Time Homebuyer program have similar results. Nonetheless, until a complete lead-based paint hazard survey is conducted, the magnitude of its presence is unknown.

## Residences Built Before 1978 (County Assessor's Records)



Map 59. Residences Built Before 1978

Missouri Department of Health and Senior Services (DHSS) has a lead poisoning monitoring program that monitors and reports on lead levels in blood throughout the state. Its latest 5-year data reveals that Jackson County is among the counties in the state that have highest percentages of children 0-5 years of age population who were tested with a result of elevated lead levels in blood, slightly higher than the state average, as presented in the table below. No specific data is available in smaller geographies.

**Table 54. Missouri EPHT Blood Lead Report: 2013-2017**

Title:		Missouri EPHT Blood Lead			
Data selected in addition to rows and columns below:		Client Type: 0-5 Years (< 72 Months); Multi-Year Groups: 2013-2017; Confirmed Test: Confirmed;			
Test Outcome:		Not Elevated		Elevated	Elevated
Statistics:		Count	% of Population	Count	% of Population
Rank	County				
1	St. Louis City	35,719	35.92	4,066	4.09
2	Iron	117	4.28	74	2.71
3	Grundy	48	1.41	50	1.47
4	Saline	1,300	18.40	96	1.36
5	Worth	6	1.07	7	1.25
6	Holt	28	2.45	14	1.22
7	Buchanan	1,633	5.80	334	1.19
8	Sullivan	43	2.39	21	1.17
9	Carroll	64	2.45	30	1.15
10	Reynolds	92	6.04	17	1.12
11	Clark	47	2.43	20	1.04
12	Madison	155	4.35	37	1.04
13	St. Francois	1,174	6.67	175	0.99
14	Marion	386	4.37	76	0.86
15	Audrain	1,197	15.54	63	0.82
16	Gentry	46	1.95	18	0.76
17	Atchison	34	2.47	9	0.65
18	Bates	150	3.13	31	0.65
19	Cooper	388	8.14	31	0.65
20	Dade	41	2.31	11	0.62
21	Pike	196	3.69	32	0.60
22	Jackson	30,172	13.46	1,329	0.59
22	Lewis	104	3.62	17	0.59
22	Washington	259	3.65	42	0.59
	Missouri	168,119	9.32	9,700	0.54
Source:		DHSS - MOPHIMS - EPHT Blood Lead			
Generated On:		9/26/2018 14:32			
*		Percent of Population is unreliable; numerator less than 20			

## Walkability

Except for its downtown area, Lee's Summit was traditionally developed as a typical "bedroom" community in the southeast suburb of Kansas City and most of its subdivisions and neighborhoods are low-density served primarily by automobiles. Employment and service establishments are located adjacent to major trafficways, away from residential districts. This type of development pattern is not friendly to non-motorized trips.

With the modernization of the local zoning code, subdivision regulations, public facility design and construction standards, land use and transportation network plans, the City has made significant progress in its effort to make the community more walk friendly and bike friendly. Following years of improvements, the City started to

be recognized for its efforts. In 2015, following an earlier Bronze level designation, the City received the Silver Level Walk Friendly Communities designation from Walkfriendly.org, a national recognition program developed to encourage towns and cities across the U.S. to establish or recommit to a high priority for supporting safer walking environments.

The City was also awarded Bronze Level recognition as a Bicycle Friendly Community in 2016 by the League of American Bicyclists.

### ***Development densities***

It is common knowledge that low density development patterns are more likely to create barriers to accessibility than higher density developments. It is also known that the more integrated different land uses are geographically, the more accessible it is among the uses. Lee's Summit's land use and development pattern today is moving towards a higher density and more integrated development, even though the City remains predominantly low density.

### ***Proximity of uses***

As discussed above, the City is transitioning from a traditional suburban bedroom community where different uses are largely separated from one another and the development pattern is designed for motorized travel to a community that promotes integration of uses and ease of travel by all modes of transportation.

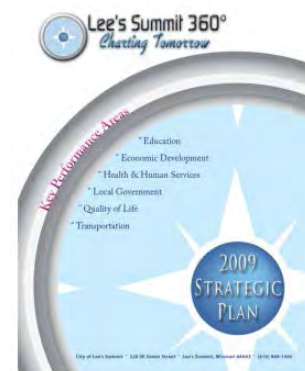
### ***Sidewalks and trails***

As mentioned earlier, with the modernization of the City zoning codes and public infrastructure development standards, sidewalks are required on almost all newly constructed streets. The City conducted a thorough analysis of the sidewalk conditions and needs for the entire City about ten years ago and identified existing gaps and deteriorated sections of the existing sidewalks. The result of this study was a plan and a funding program to address the improvement needs for many years to come.

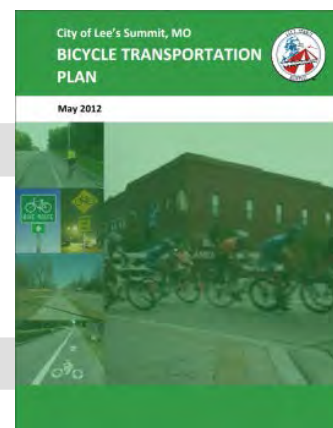
The City's Parks and Recreation Department developed a comprehensive Greenways and Trails Master Plan, which was incorporated into the City's Comprehensive Plan. The implementation of this plan has improved recreational opportunities, healthy living lifestyle and mobility for non-motorized trips.



In 2009, the City conducted its decennial community strategic visioning with a wide community engagement. The process identified community needs for the next ten years and laid out strategies and actions to implement priority goals and objectives. The recommendations included in the final strategic plan, Lee's Summit 360°, Charting Tomorrow, were adopted by resolution (Resolution 09-13) by the City Council in August 2009. One key area of focus is Transportation. One of the goals of the Transportation KPA (key performance area) included a "Complete Streets" system that would allow safe access along and across Lee's Summit streets for all citizens, including motorists, bicyclists, pedestrians, and transit riders.



In January, 2010, the City Council amended Chapter 26: Streets, Sidewalks and Other Public Places, of the Code of Ordinances by adding Section 26-56: Livable Streets Advisory Board. In addition, the Council also adopted Resolution 10-17 establishing a livable streets policy. In May 2012, the City's first Bicycle Transportation Plan was adopted by the Planning Commission (Resolution 2012-05). The Bicycle Transportation Plan specifically addresses the development of on-street bicycle accommodations for bicycle transportation. Additionally, this plan provides guidance and direction for the development of on-street accommodations related to the Greenway Plan.

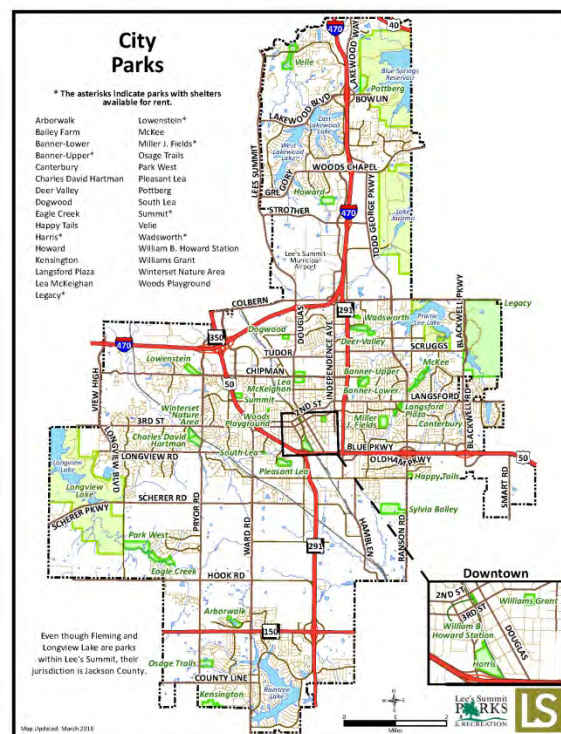


## Community Assets and Distributions

Community assets serve extremely important functions to the community and impact the quality of life for the citizens. The discussion will focus on the public assets or public infrastructure, amenities and services. Public infrastructure includes street network, stormwater management system, water storage and supply, sanitary sewer system, and other public facilities. Recreational assets include the park system, greenways and trail system, sports facilities, entertainment venues, etc. The distribution and accessibility of these facilities is of critical importance.

The City is served with a well-established traffic network of interstate and state highways, arterial and collector grid and local streets. During the past two decades or so, significant improvements have been made to the thoroughfare system to address connectivity, inefficiency, safety and accessibility issues. In addition, as discussed above, facility improvements to promote other modes of transportation have also been made. As new areas grow, improvements to these facilities are mandatory.

Stormwater management system has continued to be



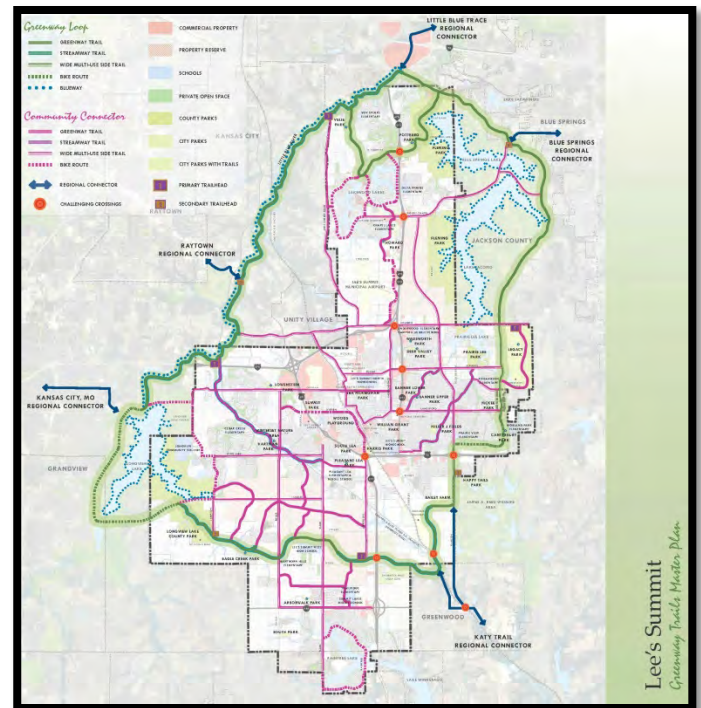
Map 60. City Parks

strengthened with the enforcement of local regulations and development standards. Today's regulations strictly prohibit development in the floodplains without proper mitigations. Even though some older neighborhoods in the old town area still have open ditches for stormwater, the City has been addressing the issue through its Capital Improvement Program.

The City buys its water from Kansas City and Independence for its customers. The City maintains 600 miles of water and sewer mains along with 4 water towers and 4 ground storage facilities to support the services to approximately 38,000 customer accounts.

The City is known for its parks, recreational facilities and programs in the region, complimented by Jackson County's park system. These facilities are strategically located and programed to provide opportunities and options for all ages and interests throughout the community. The map shows the locations of the City and County parks within the City Limits.

As introduced earlier, the City's Parks and Recreation Department has been implementing its Greenway and Trails Master Plan for many years with many of its goals accomplished so far. The map depicts the existing and planned routes and connections to the regional trail system.



Map 61. Lee's Summit Greenway Trail Master Plan

## Analysis of Public Input Results

This section of the AI focuses on the community outreach and consultation efforts that the City of Lee's Summit conducted. The public outreach efforts that were used to conclude the City's strength and weaknesses were the release of five community wide anonymous surveys and the holding of two public forums.

During the months of May through August, the City released three surveys. One survey was focused on the residents of the City and was released in English and Spanish. This survey was accessible through on-line, mailed to apartment complexes, and additional hard copies were available at two public libraries and one community center. The survey had a total of 41 questions that addressed the residents "Demographics", "Housing", "Housing Discrimination", and "View on Affordable Housing". There were a total of 474 English respondents and 1 Spanish response. Two additional survey were released during the same time that focused on gathering input from developers/builders and financial institutions. The developers/builders survey had a total of 24 questions that addressed "Business Specific", "Housing and Housing Discrimination", and their "View on Affordable Housing". There were a total of five respondents. The financial institutions survey had a total of 14 questions

that addressed the “Business Specific”, “Financing Housing and Fair Lending Practices”, and their “View on Affordable Housing”. There were a total of four respondents with this survey. Below are some highlighted responses that are worth mentioning.

- Majority of respondents did not believe that the City had sufficient affordable rental units available.
- There is a modest percentage of renters who prefer home ownership but high down payments prevent them from becoming homeowners.
- Close to half of the respondents who are renters cited poor property maintenance as an issue.
- Even though there was a significant level of uncertainty as to whether to support diversification of people and households in or close to their neighborhood, more respondents expressed positive attitude towards diversification than those who held negative views.
- There was a general support for elderly housing in the community.
- A higher percentage of respondents indicated that they would not want to stay in their current homes as they age into retirement and cited on-going maintenance cost as an unbearable burden.
- Slightly less than a third of the respondents believe that housing discrimination exists in the City.
- There was a strong desire for the City to make more information available and accessible to the public regarding housing and housing choice.

Detailed survey results can be found at the end of this report.

The City had initially planned to hold two public forums. The first forum, the “Fair Housing Choice Service Providers Forum” was held on June 12, 2018 from 10:00am-12:00pm, at Lee’s Summit City Hall. There were 20 people that attended, all from different organizations. The first 40 minutes of the forum was a summarized lecture of HUD, Analysis of Impediments, and what questions the groups would be addressing. The leader of the forum who organized and conducted the presentation was Heping Zhan, Assistant Director of Planning and Special Projects. Once the presentation was over the attendees were split into three groups. Each group had a Planning and Special Projects staff member to help facilitate the discussion and to write down additional notes. The question the groups had to address was “what are the unmet needs and factors that affect those needs of the residents”. All three groups agreed that the **lack of transportation, affordable housing, and not having an emergency shelters** are a problem in the City.

The first concern that was mentioned was the lack of transportation. The City of Lee’s Summit understands the impacts that transportation has on their residents and knows this can become a major barrier. In 2006, the City partnered with the non-profit organization OATS. OATS is a door-to-door transit service that is available to any age resident whether they are disabled or not. They will take people to work, school, shopping, and medical appointments. They charge a \$1.50 each way and run Monday-Friday from 7:00am-5:30pm. The ridership has been increasing over the 12 years. However, it was noticed in the forum that **many people, including the organizations did not know that RideKC Lee’s Summit (formerly OATS) exists**. It was also mentioned that the service is not offered 24 hours a day, seven days a week, which can be an inconvenience for people who work different hours or days than what the service offers. There was concern for the people who do not have transportation and cannot afford the \$1.50 one way or \$3.00 round trip. This is a partnership that the City plans to continue to use and to increase, but at a steady pace. Since the City is the primary source of funding for the transit service they must be careful how they promote the service so they do not exhaust the funding.

The next big concern is the **affordability of housing both in purchasing and rental**. The median owner-occupied is \$195,900 and for a new construction built home is \$350,000. The median rent is averaging around \$996.00 per month. These prices make it **hard for the low to moderate income family to move into the area**, and as prices increase it also makes it **difficult for people to stay in the area**. The representatives of the groups did say that there are times when affordable homes and rentals come on the market, but you may have to research to find them and be willing to move fast (**availability of information on availability of affordable housing, owner or renter**). Then there is the risk that some of the affordable places may not be the most up-to-date or safest since many landlords just do the bare minimum to get by and some will not do any major repairs because they know they will still receive rent money (**affordable rental units may not be properly maintained and equipped, lack of rental inspection and code enforcement**). Another concern with affordability is the impact it has on older residents and their properties. Many of the older residents that have lived here all their lives may be forced to move because they cannot afford to stay here (**older folks are more vulnerable to rising cost of housing and the increasing burden may force them out**). One representative said “that many of the residents that they help, feel like they are on a sinking ship, they have to down grade and make choices just to be able to stay in the house and community that they love”. It was also mentioned that Lee’s Summit is a great place to retire in both atheistically and for services, again that is if you can afford it. Many of the older residents who cannot afford the upkeep of their homes also cannot afford to move (**potential for displacement**) into an assisted or skilled home (**other affordable options are limited as well**). **All of the affordable assisted or skilled homes have an extremely long waiting list**. This also becomes a problem for the community, because we see that the residents who are unable to afford to keep up their homes are forced to turn to other organizations to help with the issues (**overburden service agencies and organizations with already limited resources**). However, these other organizations that are available have also been exhausted and they too have waiting lists. If a person is not able to keep up the appearance of their home and cannot downsize to new affordable location, depending on the severity of the upkeep, these homes can turn into dilapidated structures and can become unsafe and a harbor for rodents (**high cost of maintenance of affordable housing will result in unsafe conditions and deterioration of neighborhoods**). NIMBY was also mentioned.

Finally, the third biggest concern that was mentioned was the City only has **one domestic violence shelter and no other types of emergency shelters**. There are a few small organizations here in the City that tries to help with homelessness, but these are usually full because they focus on rehabilitation and are not set up for temporary stays. Many of the shelters and organization that have better shelters are in the surrounding cities. Right now Lee’s Summit school district has **80 homeless children**, making it the second highest in Jackson County.

As the discussion continued many more items were brought up such as the **lack of affordable child care (cost for childcare services getting higher)** and the expense of it, along with jobs, and education. Discussing the needs and factors made it more prominent the importance of money (**household income not going up as fast as cost of living/inflation**) and how everything depends on it. For example, to be able to get a job you have to have money. This money will help you get to the job whether it is your own personal vehicle or relying on public transportation. You also have to have money to go to school to be able to better yourself to get a better paying job. Then if you have children you have to pay someone to watch them while you go to school or work. To be

able to move into a house or apartment you will have up-front costs to be approved and so the circle of money continues.

All three groups did agree that Lee's Summit is a very nice town to live in, if you can afford to live here.

Other concerns raised include:

- Bias against people from transitional housing, drug shelters, poverty, etc.
- Desirable areas but with no affordable housing
- Lack of mixed-income housing
- Lack of inclusionary zoning and policies
- Lack of public information/education on grant resources/assistance programs
- Zip area 64063 has higher poverty rate and low life expectancy
- Limited low skill jobs for persons with limited education and skills
- Educating the public about housing as a local and regional issue
- Location of jobs to services/opportunities (LS)
- Legal support for the protected class (Regional/Local)
- Limited knowledge of resources available
- Lack of sharing of resources
- Mental health care, medical care, dental care
- Access to healthy food
- Budgeting and financial services
- Public transportation connecting different cities and areas

Participants identified the following factors contributing to issues listed above

- Income and sources of income
- Job opportunities
- Education and training
- Personal and household debt and nonstop cycle of debt
- Limited HUD assisted vouchers, long wait list
- Lack of information or timely information on availability of rental units
- High cost of medication and health care supplies
- Walkability/bikeability of neighborhoods, especially for persons with disabilities
- Misinformation/bias against persons of poverty, different race/ethnicity, disability, etc.

There were two groups that were unable to attend the June 12<sup>th</sup> forum but they had expressed interests in the program and wanted to collaborate with the City. This interest prompted the scheduling of two 30 minute conference calls. The first conference call was with the local state agency "Division of Family Services" on August 8, 2018, from 8:30am-9:00am. This agency helps improve the quality of life of people by helping them find temporary job assistance, child care assistance, and medical assistance. There are many ways people in need can contact them. People in need can reach the agency through their website, mail, phone, and in person. The agency is also able to offers language assistance to those who are not fluent in English.

The second conference call took place on September 18, 2018 from 9:30am-10:00am with the Metro Organization for Race and Economic Equity (MORE<sup>2</sup>) organization. MORE<sup>2</sup> believes inequality is a big issue in the region and that the true causes are racism, sexism, and capitalism. They also believe that inequality exists because of circumstances, for example, there will be jobs in Lee's Summit that poverty stricken people are not able to access because there is no transportation options. They believe that the most common discrimination issues are race and class. For example, they have seen many white males with felony charges be more prone to getting a job or housing over a black male with not felony charges.

MORE<sup>2</sup> has also experienced people wanting to live in Lee's Summit because they have a reputable school district and have a hard time purchasing a home. They did know of a family who was able to purchase a home but found themselves on a tight budget.

MORE<sup>2</sup> has also noticed the shortage in affordable housing especially for disabled residents. There is a long wait list for people with disabilities; this is usually because there are only a short number of units that are adequately accessible for disabled. Many disabled have to stay on the first floor of an apartment building, and even then there may not be the amenities that are needed, like grab bars.

To overcome inequality, MORE<sup>2</sup> has many different tasks force that specialize in educating people about education, workforce, housing, and infrastructure. They have also created and put in place many different policies. The policies vary from "access to health", "criminal justice", "education", "housing", "immigration", "transportation", "voting", and "workforce". The most recent policy that was passed was the rental housing inspection program. They have over 14 years of policy victories.

For Lee's Summit to overcome inequality issues they need to encourage the construction of low income housing, no longer discriminate, and start including inclusionary zoning.

The second forum, the "Fair Housing Choice Housing Providers Forum" was scheduled to be held on July 17, 2018 from 9:30am-11:00am, at Lee's Summit City Hall. This forum was canceled due to the lack of interests by the number of people who responded to the RSVP requirement.

The second round of public outreach and consultation included a public meeting on October 22, a public forum on November 1, and a public survey in both English and Spanish languages between October 17 and November 19, 2018.

The second Analysis of Impediments to Fair Housing-Public Community Survey 2 ran for one month from October 17th, to November 19th, 2018. The survey was available in Spanish and English. The Spanish survey had 0 responses and the English version had 81. This second survey was released to gather input from the residents as to what they felt were the best strategies to overcome the City's impediments. The survey had a total of 13 questions, that varied from ranking, open ended, and multiple choice. Summarized below are the top three most picked answers from each of the ranking and multiple choice questions. For the open ended responses and a detailed version of the survey please click here <https://www.surveymonkey.com/results/SM-TD2PHFR7V/>

1. The first question (Public Transportation) On a scale of 1 to 5 (with 1 being the most important and 5 the least important), please rank the following potential strategies in terms of importance to overcome the barriers to better connection between jobs and workers?
  - i. The response with the highest amount was to “increase jobs/employment opportunities locally, closer to resident’s workers”.
  - ii. The second highest was “continue to work with the regional KCATA to expand routes and services between residents and jobs”.
  - iii. The thirds highest was to “promote transit-oriented, higher-density, and mixed use development patterns so that worker-job connections are improved”.
2. The second question (Public Transportation) On a scale of 1 to 5 (with 1 being the most important and 5 the least important), please rank the following potential strategies in terms of importance to overcome the barriers to better connection between persons with special needs and special services?
  - i. The response with the highest amount was “Improve public information on available services, their locations and transportation options”.
  - ii. The second highest was “Explore Federal grants to fund a community service to meet special transport needs”.
  - iii. The third highest was “Continue to support local services for special needs to expand”.
3. The third question (Public Transportation) Which of the following would you likely support to help overcome the barriers?
  - i. The response with the highest amount was “Attract the types of jobs to Lee’s Summit that our workers currently travel to outside Lee’s Summit”.
  - ii. The second highest response was “Provide job skill training opportunities that match the skill requirements of local jobs so that workers don’t have to travel elsewhere for work”.
  - iii. The third highest response was “Increase local funding to help with the cost of providing public transportation services”.
4. The fourth question (Affordability Housing) Owner-Occupied Housing On a scale of 1 to 9 (with 1 being the most important and 9 the least important, please rank the following in terms of importance possible strategies to increase affordable housing. Listed below are the top three items that were chosen.
  - i. Encourage development of senior housing to meet the growing aging population
  - ii. Diversify new housing in terms of density, size, style, price and affordability
  - iii. Increase accessible owner-occupied housing to meet the needs of persons with mobility issues
5. The fifty question (Affordability Housing) Renter-occupied Housing On a scale of 1 to 7 (with 1 being the most important and 7 the least important), please rank the following in terms of importance possible strategies to address affordable rental housing issues.
  - i. Continue to support development of senior housing facilities to meet the community’s aging population
  - ii. Promote higher level of integration of affordable rental housing with market rate rental housing throughout the City
  - iii. Increase accessible rental units for people with mobility disabilities
6. The sixth question Emergency Shelter/Housing Please select all from the following that you believe are good strategies to address the need for emergency shelters/housing for temporary homelessness.

- i. Coordinate an effort from local churches and charity organizations to establish an emergency shelter system locally
  - ii. Increase awareness and improve public information on the available emergency shelter assistance programs locally and regionally
  - iii. Conduct a comprehensive study to find out the real need for emergency shelters/housing for temporary homelessness
7. The seventh question Overall, which item listed below is the most challenging impediment in your everyday lifestyle?
  - i. Majority of the people said Not Applicable
  - ii. Health care
  - iii. Transportation and Housing were tied

On November 1st, 2018, the City held a Public Forum with seven people attending from different organizations. The forum was scheduled for two hours from 10:00am-12:00pm. The first 40 minutes of the forum was a summarized presentation of the Analysis of Impediments process that the City has gone through so far, the results of the surveys that were conducted in May and June, a summary of the Fair Housing Choice Service Providers Forum, and the barriers that were discovered. The table below shows the summarized results that the group feels are the best ways to overcome the lack of owner occupied affordable housing. Out of the eight topics that were listed, the top two that had the most votes were diversify new housing in terms of density, size, price and affordability and encourage infill development accommodating affordable housing. The group also came up with four additional items that they felt could be useful ways to overcome the barrier.

# of Responses	Lack Of Owner-Affordable Housing Poster
5	Diversify new housing in terms of density, size, price and affordability.
2	Provide public incentive programs in support of development of affordable housing.
2	Provide public incentives to developers for development of affordable housing in areas where it is lacking.
2	Encourage development of senior housing to meet the growing aging population.
4	Increase public awareness and education.
4	Realign the City's zoning and subdivision regulations as well as incentive programs to encourage inclusionary development (development type where varieties are allowed to be included to meet the varying needs.)
0	Promote /encourage mixed use and mixed density development.
5	Encourage infill development accommodating affordable housing.
4	Other: <ul style="list-style-type: none"> <li>• Create an inclusionary zoning program linking production of affordable housing to the production of below market rate housing. Evaluate similar inclusionary zoning policies in similar sized communities.</li> <li>• Chamber driven evaluation in promotion of employee assisted housing programs.</li> <li>• Assess the enforcement of fair housing laws.</li> <li>• Target selected neighborhoods for development based on socioeconomic variables.</li> <li>• Zip code 64063; worsening economic hardship index disparities in life expectancy.</li> </ul>

The table below shows the summarized results that the group feels are the best ways to overcome the lack of rental occupied affordable housing. Out of the seven topics that were listed the one that had the most votes was to expand on public housing availability by supporting Lee's Summit Housing Authority to add more units to

the community. The group also came up with four additional items that they felt could be useful ways to overcome the barrier.

# of Responses	Lack Of Rental-Affordable Housing Poster
3	Promote development of affordable apartments by providing incentives.
0	Encourage more density in areas where currently fewer affordable rental units exist to allow rental rates to come down.
4	Promote higher level of integration of affordable rental housing with market rate rental housing throughout the City.
2	Explore rental assistance options to help renters of limited income to afford existing rental units.
6	Expand on public housing availability by supporting Lee's Summit Housing Authority to add more units to the community.
3	Continue to support development of senior housing facilities to meet the community's aging population.
0	Increase accessible rental units for people with mobility disabilities.
4	Other: <ul style="list-style-type: none"> <li>• Possible rezoning to accommodate multi-family in older neighborhoods.</li> <li>• Inclusionary zoning program.</li> <li>• Update zoning codes to permit ADUS</li> <li>• City to adopt inclusionary zoning policies to promote affordable rental housing production</li> </ul>

The table below shows the summarized results that the group feels are the best ways to overcome the lack of emergency shelter/housing. Out of the eight topics that were listed the three that had the most votes were provide financial support to develop an emergency shelter locally for the temporary homeless due to special circumstances, increase awareness and improve public information on the available emergency assistance, and work closely with the regional Continuum of Care (COC), the Greater Kansas City Coalition to End Homelessness to address emergency shelter needs. The group also came up with two additional issues.

# of Responses	Lack of Emergency Shelter/Housing Poster
2	Conduct a comprehensive study to find out the real need for emergency shelters/housing for temporary homelessness.
5	Provide financial support to develop an emergency shelter locally for the temporary homeless due to special circumstances.
5	Increase awareness and improve public information on the available emergency assistance.
1	Set up a not-for-profit service or a referral service to connect people with available shelter services in the area.
2	Coordinate an effort from local churches and charity organizations to establish an emergency shelter system locally.
5	Work closely with the regional Continuum of Care (COC), the Greater Kansas City Coalition to End Homelessness to address emergency shelter needs.
2	Continue to support development of senior housing facilities to meet the community's aging population.
0	Increase accessible rental units for people with mobility disabilities
2	Other: <ul style="list-style-type: none"> <li>• WIC Office-there is only one person on staff.</li> <li>• Lack of affordable daycare options and long wait list and not enough of them.</li> </ul>

The table below shows the summarized results that the group feels are the best ways to overcome the lack of public transportation connecting works to jobs. Out of the five topics that were listed the two that had the most votes were continue to work with the regional KCATA to expand routes and services between residents and jobs and support a regional approach to encouraging better development patterns so that worker-job connections are improved.

# of Responses	Lack Of Public Transportation Connecting Works To Jobs Poster
5	Continue to work with the regional KCATA to expand routes and services between residents and jobs.
4	Increase jobs/employment opportunities locally, closer to residents workers.
5	Support a regional approach to encouraging better development patterns so that worker-job connections are improved.
2	Promote transit-oriented, higher-density, and mixed use developments in Lee's Summit to increase ridership perspective.
1	Create a funding source to support a Uber like service ridership
0	Other

The table below shows the summarized results that the group feels are the best ways to overcome the lack of public transportation connecting persons with special needs to special needs services. Out of the five topics that were listed all of them had the equal number of votes.

# of Responses	Lack Of Public Transportation Connecting Persons With Special Needs To Special Needs Services
3	Continue to explore other transportation options for persons with special needs beyond the conventional transportation.
3	Continue to support local services for special needs to expand.
3	Improve public information on available services, their locations and transportation options.
3	Encourage and support private and/or volunteer services to provide transportation on demand.
3	Explore Federal grants to fund a community service to meet special transport needs.
0	Other

The table below shows the summarized results that the group feels are the best ways to overcome the lack of public transportation. Out of the four topics that were listed the one that had the most votes was to increase local funding to help with the cost of providing public transportation services.

# of Responses	Lack Of Public Transportation
5	Increase public financial support to public transportation service.
6	Increase local funding to help with the cost of providing public transportation services.
4	Attract the types of jobs to Lee's Summit that our workers currently travel to outside Lee's Summit.
5	Provide job skills training opportunities that match the skill requirements of local jobs so that workers don't have to travel elsewhere for work.
0	Other

## Analysis of Impediments

Following a comprehensive process of research, data analysis, consultation and public input, the City identified a number of impediments to fair housing choice and access to opportunities and heard public voices and concerns regarding barriers to choice and access. The public engagement events helped the City to prioritize these issues and goals and strategies to address them. This section of the study will discuss the identified and perceived impediments in the order of priority. It is important to point out that some of the impediments may be regional in scope with region wide implications. Some of the impediments may also be contributed by regional as well as local factors that require regional solutions.

### ***Impediment #1 (Priority: High) – Lack of affordable housing (owner-occupied and renter-occupied)***

As discussed earlier in this report, generally older homes are more affordable than newer homes and they are primarily located in and around the city's older areas. This means that there is a serious lack of affordable housing in the more recent housing development and this distribution pattern of housing contributes to some level of concentration and segregation of households by income. The same pattern is apparent in rental housing as well. However, based on the analysis of the distribution of population, the research did not find any significant sign of such concentration and segregation by other demographic characteristics.

Another aspect of housing affordability issue is the rising trend of housing prices and rental rates. In recent years, both have been trending upwards at an alarming rate, faster than changes in wages and household income, making housing less and less affordable for households in the lower income brackets. Seniors and people with disabilities find it less and less likely that they will be able to stay in their residences due to the rising cost of needed improvements for accommodations.

### ***Impediment #2 (Priority: High) – Lack of inclusionary zoning and policies to promote affordable housing***

While the City's current comprehensive plans and zoning regulations allow a good level of flexibility for housing development in terms of density, lot size, setbacks, and so forth, there is no mandate for inclusive housing. No current City policies and programs address the issue of housing affordability. Recently the City started to work on code changes to accommodate requests for modifications due to accessibility capabilities of the disabled persons.

### ***Impediment #3 (Priority: High) – Lack of public information and awareness on fair housing choice and service availabilities***

The participants in the public engagement process indicated that public information is lacking or not easily available or accessible regarding fair housing choice, affordable housing availability, housing services, emergency shelter services, affordable transportation options, service availability, legal assistance and support, job training, affordable childcare and assistance grant opportunities for people on limited income. Staff assessment also indicated that the City was behind on public awareness effort to educate the public on fair housing, equality issues, and the need for a more inclusive community.

### ***Impediment #4 (Priority: Medium) – Stagnant financial status of low-to-moderate income households***

According to statistics, about 40% of the Lee's Summit households fall in the low-to-moderate income bracket and 6% of the population live below the poverty line. The financial situation of these households, compounded with the rising cost of housing, creates significant financial burdens to the households, resulting in limited housing options for them. Based on the Lee's Summit R-VII information, about 20% of their students are enrolled in the reduced lunch program.

### ***Impediment #5 (Priority: Medium) – Rising cost for maintenance and rehab of existing housing***

The rising cost for continuing maintenance or rehab of existing homes is becoming a heavier burden for the residents, particularly for the seniors, persons with disabilities, persons of low income and single parents with children. As more and more baby boomers age into retirement, many of them desire to age in place but face financial constraints for property maintenance and accommodation adjustments to their homes. People with disabilities often face the same hardships. Low income households will delay or forgo needed maintenance and repairs all together. The City receives HUD CDBG grant to fund the Minor Home Repair program to help the low income households with minor repairs but the funding is limited.

***Perceived Impediment #1 (Priority: Medium) – Limited low skill jobs for persons with limited education and job skills***

Through the public engagement process, citizens raised concerns that there were limited number of low skill jobs available locally for workers with limited education and job training, which will limit fair housing choice. However, no statistics and studies were available to help make definitive conclusions in this regard. Further research will be needed to help understand the issue.

***Perceived Impediment #2 (Priority: Medium) – Lack of emergency and temporary shelters***

During the public participation events, some local organization members voiced concerns that there was a lack of emergency shelters for people who experience situations where they have no place to stay locally. The City information indicates that Lee's Summit is within the service area of the Kansas City regional Continuum of Care (CoC), [the Greater Kansas City Coalition to End Homelessness](#), a network of emergency assistance agencies and programs serving Jackson and Wyandotte Counties to provide shelters and services for the homeless persons in the area, in addition to other services. Hillcrest Transitional Housing provides transitional housing services and a number of living units in Lee's Summit. Hope House operates a local emergency shelter for victims of domestic violence. No other publicly operated emergency shelters exist in the City. No studies have been done regarding the need for a locally operated emergency shelter beyond what is already available.

***Perceived Impediment #3 (Priority: Low) – Lack of public transportation connecting workers to jobs***

Some members of the public pointed out that there was a lack of public transportation service for work related commute, especially for workers who could not afford a private automobile. For them, options are very limited. City staff was aware that the Kansas City Regional Assessment of Fair Housing (AFH), completed in 2016 for a consortium of metro cities and counties, also identified this as a regional issue.

As the earlier analysis suggests that the majority of the workers residing in Lee's Summit commute to work outside the City. It is understandable that workers who have to rely on public transportation for work related travel are limited in terms of distances, work schedules and employment opportunities. Data also suggest that many employees working in Lee's Summit commute to work from outside the City. Housing affordability and public transportation options impact them as well. However, no specific study or research has been done to shed more light on the magnitude of the issue. In addition, as a part of the metropolitan region, public transportation network and service always requires regional collaboration, particularly in the area of worker-to-job connection.

***Perceived Impediment #4 (Priority: Low) – Lack of public transportation connecting people with special needs to special need services***

Public engagement participants raised the issue that there was a lack of public transportation service connecting people with special needs to services. This is consistent with the conclusion of a study done several years ago. People with special needs, including people with disabilities, people of low income, people with children and adult family members needing special care, people needing specialty care and treatments, people needing job training, etc., need some type of transportation to obtain services available locally or regionally. In most cases, people with these special needs would not be able to drive themselves. However, recent efforts to expand and improve public transportation services through KCATA and Oats have bridged some of the gaps. No other specific studies have been done to measure the remaining gaps that still exist.

***Perceived Impediment #5 (Priority: Low) – Lack of affordable services such as childcare, legal service, healthy food, medical care, etc.***

The public engagement process identified concerns over the limited affordable services available to our residents and people who desire to move into the area. These services include childcare, medical care, healthy food, legal assistance program, etc.

## **Analysis of Contributing Factors**

This section of the report outlines the key contributing factors that may have led to the impediments discussed in the section above.

**Table 55. Identified Impediments and Key Contributing Factors**

<b>Identified or Perceived Impediments</b>	<b>Identified or Perceived Key Contributing Factors</b>
Lack of affordable housing	<ul style="list-style-type: none"><li>• Rising cost of housing construction, maintenance and rehab nationwide</li><li>• Continuing market demand for higher priced housing</li><li>• Lack of incentive program for development of affordable housing</li><li>• NIMBYism</li><li>• Stagnant of wages and household income</li></ul>
Lack of inclusionary zoning and policies to promote affordable housing	<ul style="list-style-type: none"><li>• NIMBYism</li><li>• Sustained market demand for higher priced housing</li><li>• Little expressed desire from the development community to build affordable housing</li></ul>
Lack of public information and awareness on fair housing choice and service availabilities	<ul style="list-style-type: none"><li>• Lack of understanding the issue and the potential implications of impediments to fair housing choice on the part of the government and policy makers</li><li>• Limited public information outlet in the past</li><li>• Cost of developing and providing information to maximize effect</li></ul>

Stagnant financial status of low-to-moderate income households	<ul style="list-style-type: none"> <li>• Economic conditions nationwide and region wide</li> <li>• Limited affordable job training opportunities</li> <li>• Rising cost of living</li> </ul>
Rising cost for maintenance and rehab of existing housing	<ul style="list-style-type: none"> <li>• Existing housing getting older and outdated triggering more need for maintenance, repairs and rehab work</li> <li>• Rising cost of materials, supplies, and labor</li> <li>• Lack of financial assistance for people in need</li> <li>• Aging population</li> </ul>
Limited low skill jobs for persons with limited education and job skills	<ul style="list-style-type: none"> <li>• Local economy</li> <li>• Competitive job market locally and metro wide</li> <li>• Limited affordable job training opportunities</li> <li>• Technology and automation improving efficiency and eliminating such jobs</li> </ul>
Lack of emergency and temporary shelters	<ul style="list-style-type: none"> <li>• Cost of establishing and operating such facilities</li> <li>• Lack of assessment and knowledge of the actual need</li> </ul>
Lack of public transportation connecting workers to jobs	<ul style="list-style-type: none"> <li>• Significant number of workers commute to work outside the city where they live</li> <li>• Metro wide regional public transportation system does not provide good connections and flexibility</li> <li>• Limited low skill jobs for low skill workers in close proximity</li> <li>• High cost of providing public transportation</li> <li>• Low ridership increases cost of providing the route and service</li> </ul>
Lack of public transportation connecting people with special needs and special need services	<ul style="list-style-type: none"> <li>• Limited service availability and high cost of providing the service</li> <li>• Low ridership increases cost of providing the route and service</li> <li>• Lack of service provider coordination</li> <li>• Lack of grant and other funding sources for service providers as well as for providing transportation</li> <li>• Lack of public financial support</li> <li>• Low density development and separation of uses land use patterns stretching distances between people and services</li> </ul>
Lack of affordable services such as childcare, legal service, healthy food, medical care, etc.	<ul style="list-style-type: none"> <li>• Rising cost of providing such services</li> <li>• Limited financial resources, funding sources and public assistance</li> <li>• Increasing need</li> </ul>

## **Priority Goals and Strategies**

The ultimate goal of the community is to completely eliminate all barriers to fair housing choice and provide equal and fair access to opportunities for everyone regardless of demographic characteristics. Through this AI process, impediments have been identified and prioritized and factors contributing to these impediments have been recognized. While some of the contributing factors are beyond the control of local efforts, goals and strategies have been developed in an effort to make a difference in the battle to overcome the identified

barriers to fair housing choice. The perceived impediments require additional studies and research to help the community understand the magnitude of the issue for proper action.

The goals and strategies can be short term or long term dependent upon the nature of the issues they are designed to address. In the table below, we propose a set of goals and strategies in response to the identified or perceived impediments and give a priority score between 1 and 3 for each, with 1 being the highest priority. Some strategies are repeated because they can address multiple impediments or help achieve more than one goal.

**Table 56. Goals and Strategies**

Impediment	Goal	G-#*	S/L*	Strategies	S-#*	S/M/L*
* <b>G-#</b> refers to goal priority score 1-3 with 1 being the highest. <b>S-#</b> refers to strategy priority score with 1 being the highest. <b>S/L</b> refers to either short term or long term goal and <b>S/M/L</b> refers to a short term, a medium term and a long term strategy.						
Lack of affordable housing	Strive for a healthy housing inventory and market that is inclusive, accommodating, and sustainable.	1	L	Explore new or strengthen existing policies to encourage development of affordable housing while protecting the values of existing areas and neighborhoods	1	M
				Initiate UDO amendments to improve inclusion of housing varieties	1	S
				Strengthen coordination between the City, Lee's Summit Housing Authority and other housing agencies in planning, implementation, and financing for affordable housing in a responsible way	1	S/M/L
				Expand sustained public education and awareness of fair housing issues in support of effort to achieve housing equality	2	M
				Explore funding sources as incentives to encourage inclusionary housing development	2	M
				Continue to fund the Minor Home Repair program and First Time Homebuyer program in support of good maintenance of existing affordable housing and occupancy	2	S
				Participate in regional effort to address housing affordability and availability	3	S/M/L
Lack of inclusionary zoning and policies to promote	Comprehensive policy framework in support of inclusionary community and neighborhoods	1	S	Continue to evaluate the local codes, regulations, controls and standards and their impact on housing development	1	S/M
				Pursue a comprehensive approach towards an inclusionary policy and compatible zoning regulation	1	L

affordable housing				Increase public awareness of fair housing law, local and regional fair housing choice issues and the need for improvement of housing choice	1	S
Lack of public information and awareness on fair housing choice and service availabilities		1	S	Increase public awareness of fair housing law, local and regional fair housing choice issues and the need for improvement of housing choice	1	S
				Explore for a comprehensive strategy to expand information to the public on availability of housing options, services, assistance programs and government initiatives	1	M
				Collaborate with other regional and local public agencies and not-for-profit and charity organizations for better sharing and dissemination of public information	2	L
Stagnant financial status of low-to-moderate income households	Create a favorable business climate for economic stability, diversified employment base and job opportunities	2	L	Continue the City's incentive program to encourage redevelopment and infill development in the existing business and employment area	1	S
				Strengthen and diversify the local economy by collaborating with LSEDC, Chamber of Commerce and employers	1	S/M/L
				Increase employment opportunities for low-to-moderate income workers by supporting programs that provide needed job training	2	L
Rising cost for maintenance and rehab of existing housing	Minimize the impact of rising cost of maintenance and rehab of housing on LMI residents	3	S	Continue to fund the City's Minor Home Repair program	1	S
				Continue to support Lee's Summit Housing Authority through the CDBG program for needed maintenance and rehab of public housing	2	S
				Support local and regional agencies, such as Habitat for Humanity, to provide repairs and rehab to LMI housing residents	2	L
				Encourage rental housing landlords to provide regular and timely maintenance to their housing establishments	3	L
Limited low skill jobs for persons with limited education and job skills	Diversify employment opportunities and promote job training programs benefiting the low skilled workers	3	S	Provide financial support through CDBG to qualified job training programs targeting LMI workers with limited job skills	2	M
				Increase employment opportunities for low-to-moderate income workers by supporting programs that provide needed job training	2	M

Lack of emergency and temporary shelters	Strive to end homelessness and improve capacity for local shelters	2	L	Collaborate and support the work of the regional CoC in their effort to end homelessness in the metro area	1	S/M/L
				Work closely with and provide grant support through CDBG as needed to local transitional housing and domestic violence shelter agencies in meeting the needs for temporary shelters	1	S
				Explore opportunities and collaboration through local faith-based and charity organizations for added shelters locally	2	S/M
Lack of public transportation connecting workers to jobs	Increased connection between workers and jobs from the current level	1	L	Continue to work with MARC, regional and local public transportation providers to identify needs and gaps	1	L
				Continue to expand partnerships to improve connection	1	L
				Strengthen coordination among the City, LSEDC, Chamber of Commerce and employers to improve local employment base and diversify employment opportunities	1	S/M/L
				Encourage institutions, businesses and employers to provide affordable job training and skill development	2	L
				Explore resources to support agencies and programs benefiting low income or low skill job seekers	2	S/M
				Continue to improve local facilities for non-motorized work commute	3	L
Lack of public transportation connecting people with special needs and special need services	Improved connection between special needs service seekers and services	1	S	Encourage service agencies and volunteer organizations to coordinate efforts to identify gaps and provide needed transportation for services	1	S/M
				Explore funding options for a long term cross-agency transportation solution	1	L
				Continue to provide CDBG and other Federal or State grants to special needs agencies to expand services locally	2	S
				Expand access to public information regarding service availability and transportation options	2	S
Lack of affordable services such as childcare, legal service, healthy food, medical care, etc.	Minimize the financial burdens of receiving needed services for LMI persons	3	S	Continue the effort to expand the availability of information for public consumption regarding affordable services	2	S/M
				Explore financing resources and incentive strategies for the expansion of low-cost services	3	L

*\* **G-#** refers to goal priority score 1-3 with 1 being the highest. **S-#** refers to strategy priority score with 1 being the highest. **S/L** refers to either short term or long term goal and **S/M/L** refers to a short term, a medium term and a long term strategy.*

These goals and strategies help establish an intent and a guide for future efforts to address barriers to fair housing choice locally and regionally and specific decisions and actions need to take place to adequately implement them.

## **Conclusion**

Fair housing choice for every American is the law of the land and elimination of barriers should be a never-ending effort. This study is a result of a comprehensive 18-month process of community awareness, citizen participation, research, analysis, consultation, feedback, and deliberation of future goals and strategies.

As required by HUD, this AI is submitted to HUD to meet the City's obligation for the community's 2020-2024 Consolidated Plan under the Community Development Block Grant program. The AI, once filed with HUD, should remain an active document to guide the implementation in the next Consolidated Plan cycle (2020-2024).



# **Analysis of Impediments to Fair Housing Choice**

## **(2019)**

**DRAFT**



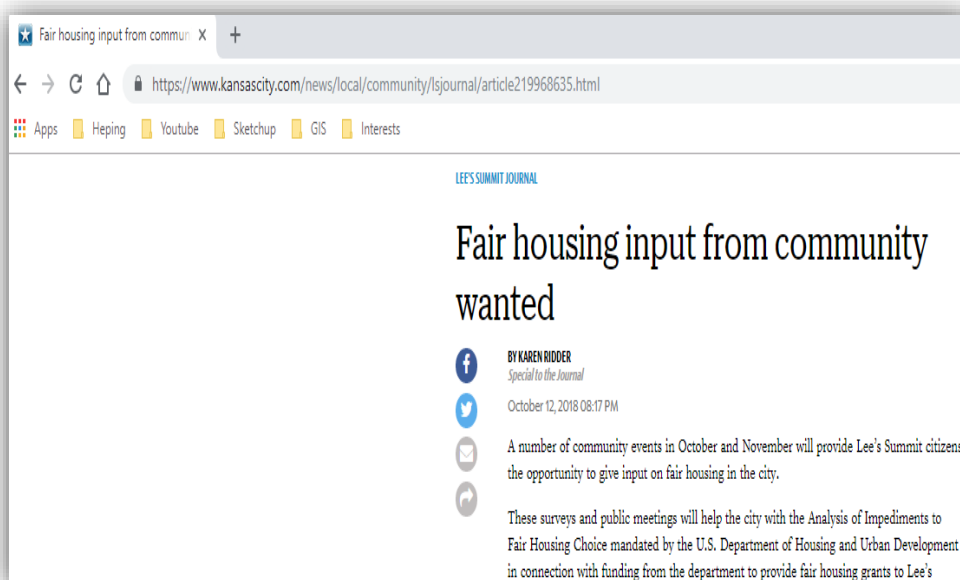
# Appendices

## Public Information for Participation

The City developed a series of publications, advertising materials, web and social media releases and postings, government TV video clips and invitation letters and postcards to mobilize the community to participate in various public engagement events throughout the development of this AI. Here are some of the examples:

### Press Releases





## Invitations

**Fair Housing Choice**  
City of Lee's Summit

# HOUSING PROVIDERS FORUM

**You Are Invited**  
*Share your experiences, expectations and opinions with us*

**FAIR HOUSING CHOICE: IT'S THE LAW.**  
**ACCESS TO HOUSING AND OPPORTUNITIES. IT'S A RIGHT, NOT A PRIVILEGE.**

The City of Lee's Summit is conducting an **Analysis of Impediments to Fair Housing Choice (AI)**, a Federal requirement for an Entitlement Community under HUD grant programs. Where people choose to live is influenced by many factors. Housing cost, quality of neighborhood, distance to work, access to services, quality of school, proximity to amenities, age, disabilities, to name a few. Public policies, government regulations, public or private business requirements, standards and decisions may adversely disfranchise certain groups of the population. Barriers to housing choice must be identified and addressed. You provide one of the most critical and valuable services to our residents – housing. Your input is important to us as we strive for improved access to opportunities for all.

<p><b>WHO SHOULD ATTEND?</b></p> <ul style="list-style-type: none"> <li>✓ Government housing services</li> <li>✓ Multifamily housing establishment representatives (nonprofits or for-profits)</li> <li>✓ Senior housing providers</li> <li>✓ Assisted housing providers</li> <li>✓ Public housing authority</li> <li>✓ Transitional housing providers</li> <li>✓ Homeless housing/shelter provider</li> <li>✓ Temporary/emergency housing/shelter provider</li> <li>✓ Housing developers</li> <li>✓ Housing assistance provider</li> <li>✓ Realtors</li> <li>✓ Fair housing advocates</li> <li>✓ Community leaders and interest groups on fair housing</li> <li>✓ General public</li> </ul>	<p><b>HOUSING PROVIDERS FORUM</b> <b>9:30 – 11:00 a.m.</b> <b>Tue., July 17, 2018</b> <b>Howard Conference Rooms</b> <b>2<sup>nd</sup> Floor</b> <b>Lee's Summit City Hall</b> <b>220 SE Green St</b></p> <p><b>RSVP Required, Open to Public</b> Email: <a href="mailto:planning@cityofLS.net">planning@cityofLS.net</a> Phone: 816.969.1600 Fax: 816.969.1619</p>	<p><b>WHAT WILL BE DISCUSSED?</b></p> <ul style="list-style-type: none"> <li>✓ Unmet housing needs in Lee's Summit and the KC region</li> <li>✓ Current housing development patterns and trends</li> <li>✓ How housing affects access to opportunities for different people, families and households</li> <li>✓ How access to opportunities affects housing choice</li> <li>✓ Contributing factors for housing choice issues</li> <li>✓ Services/housing type you provide/ will provide that helps to meet the community's housing needs</li> <li>✓ Business policies and decisions affecting housing choice</li> <li>✓ How public policies and regulations affect your agency's bottom line in meeting the housing needs</li> <li>✓ What can be done to overcome barriers to fair housing choice</li> </ul>
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**WE NEED YOUR INPUT**

**IDENTIFY**  
barriers

**ASSESS**  
impact

**DEVELOP**  
strategies

**IMPLEMENT**  
actions

**AI PROCESS**

For more information on Fair Housing and Analysis of Fair Housing Choice, scan the QR code to the left or visit our website below.

<http://cityofLS.net/Development>

**QUESTIONS?**

Email Us: [planning@cityofLS.net](mailto:planning@cityofLS.net)

**LEE'S SUMMIT**  
MISSOURI

## let's talk.

The City of Lee's Summit wants **YOUR** opinion on strategies to address barriers to fair housing choice.

*Public Survey* | Oct. 17 - Nov. 19  
Available online at [bit.ly/LShousing](http://bit.ly/LShousing)

*Public Meeting* | Oct. 22 | 5:30 - 7 p.m.  
Gamber Community Center  
4 SE Independence Ave., Lee's Summit, MO

**EQUAL AND FAIR OPPORTUNITIES FOR ALL**

For special accommodations, contact us before Oct. 17.  
816.969.1600 | [planning@cityofLS.net](mailto:planning@cityofLS.net)

## Hablemos.

La cumbre de la ciudad de Lee's Summit pide una opinión sobre estrategias para abordar las barreras a la vivienda justa.

*Encuesta pública* | 17 de octubre - 19 de noviembre  
Complete nuestra encuesta en línea siguiendo el enlace en: [bit.ly/LShousing](http://bit.ly/LShousing)

*Reunión pública* | 22 de octubre  
Únete a nosotros en 5:30 - 7 p.m.  
Gamber Community Center  
4 SE Independence Ave., Lee's Summit, MO

Para alojamiento especial, contáctenos antes del 17 de octubre.

**LEE'S SUMMIT**  
MISSOURI

City of Lee's Summit  
City Hall | 969-1000  
220 SE Green Street  
Lee's Summit, MO 64063

## TV Video



## Public Consultation Events and Attendance

Service Providers Forum – This forum was held in the City Hall on June 12, 2018. Here are the attendees.

Name	Agency/Organization
Ray Dlugoszki	Jackson County Health Dept
Barb Henson	LS HA
Kelsi Green	Mother's Refuge
Sara Davis	OATS Transit
Monica Hubbard	Coldwater
Tasha Moore	REDISCOVER
Jean Schuster	REDISCOVER
Hanni Wren	restart, Inc.
Christina Leakey	THURMAN HABITAT
Lynne Ross	Hillcrest
Rexanne Hill	LSR-7
Brian Pisset	REDISCOVER
Bridgette Casey	Jackson County Health

Name	Agency/Organization
Vanessa Workent	Hillcrest Transitional Housing
Janice Ingram	City of LS
Cotton Smith	Hillcrest
Tonia Strohan	City of LS

Name	Agency/Organization
Traci Francis	Hope House
Chelsea Myrick	OATS
Tracy Deister	City of LS

Public Forum – This forum was held on November 1, 2018. Here are the attendees at this event.

Name	Agency/Organization (if applicable)
Vanessa Workenfl	Hillcrest Transformed Housing
Ray Dlugoski	Jackson County Health
Darwin Taylor	LEE'S Summit Housing Authority
Barb Henson	" "
Cotton Sivits	Hillcrest
Monica Huml	Coldwater
Shannon Pollard	Hope House

## Public Surveys and Results

### Surveys

Phase I: Three surveys were released for public input in this phase. The Community Survey was conducted in both English and Spanish.

#### 1. Community Survey (English)

##### 1. Demographic Questions

Questions 1-10, are the general demographic questions. These questions are asked to help us generate survey results based on demographic characteristics of the respondents. This survey is **Anonymous**.

##### 1. What is your gender?

☐ Female ☐ Male ☐ Other ☐ Decline to respond

##### 2. What is your 5-digit zip code?

☐ 64034 ☐ 64063 ☐ 64064 ☐ 64081 ☐ 64082 ☐ 64083 ☐ 64086  
☐ None of the these

##### 3. What is your race and/or ethnicity? (Check All That Apply)

☐ Black or African ☐ American White or Caucasian ☐ Hispanic or Latino  
☐ American Indian or Alaska Native ☐ Asian or Asian American ☐ Another race  
☐ Native Hawaiian or other Pacific Islander ☐ Decline to respond

##### 4. What is your age?

☐ Under 18 ☐ 18-30 ☐ 41-60 ☐ 61-80 ☐ 81+ ☐ Decline to respond

##### 5. What is your total annual household income before taxes in the most recent tax year?

☐ Under \$15,000 ☐ Between \$15,000 and \$29,999 ☐ Between \$30,000 and \$49,999  
☐ Between \$50,000 and \$74,999 ☐ Between \$75,000 and \$99,999 ☐ Between \$100,000 and \$150,000

☐ Over \$150,000 ☐ Decline to respond

**6. What is your current marital status?**

☐ Married ☐ Separated ☐ Divorced ☐ Widowed ☐ Single ☐ Decline to respond

**7. Besides yourself, do you have any of the following people living in your household? (Check All That Apply)**

☐ Persons under 18 ☐ Persons 18-30 ☐ Persons 31-60 ☐ Persons 61+ ☐  
Decline to respond

**8. How many people live in your household, including yourself?**

**9. Does any disability, handicap, or chronic disease keep you and/or family member from participating in work, school, housework or other activities?**

☐ Yes ☐ No ☐ Decline to respond

**10. What is your current employment status?**

☐ Full-time ☐ Part-time ☐ Retired ☐ Unemployed ☐ Decline to respond

**2. Housing**

**Questions 11-19**, are used to help us generate survey results depicting the general conditions of housing in the City and challenges our residents have. This survey is **Anonymous**.

**11. How would you categorize your primary residence?**

☐ Own ☐ Rent ☐ Public housing or Housing Choice Voucher housing  
☐ Homeless ☐ Transitional housing ☐ Institutional housing establishment  
☐ Other (please specify)

**12. What type of housing structure do you live in?**

☐ Single family ☐ Town home or duplex ☐ Condominium or coop  
☐ Do not live in a housing structure ☐ Assisted living ☐ Apartment  
☐ Other (please specify)

**13. How satisfied are you with your current housing?**

☐ Very satisfied ☐ Satisfied ☐ Dissatisfied ☐ Very dissatisfied ☐ Neither satisfied nor dissatisfied

**14. If you said you were anything less than Very Satisfied on #13, please tell us why (Check All That Apply). Otherwise if you are Very Satisfied you can skip to #15**

☐ Crime in Neighborhood ☐ Rent gets unaffordable for me ☐ Don't like the neighborhood  
☐ Landlord won't make repairs ☐ Home needs repairs I can't afford ☐ Neighbors  
☐ Not enough job opportunities in the area ☐ School quality ☐ Inadequate access to transit  
☐ Property taxes too high ☐ Too far from grocery store/fresh food ☐ Too much traffic  
☐ Too far from health care facilities ☐ Foreclosure concerns ☐ Property value fell  
☐ Other (please specify)

**15. Do you want to stay in your current housing as you age into retirement and beyond?**

☐ Yes ☐ No ☐ Don't know

**16. What are some of your concerns of aging in your current housing? (Check All That Apply)**

☐ Financial issues ☐ Maintenance/housekeeping issues ☐ Health issues ☐ No longer able to drive

☐ Too far from services    ☐ Don't know    ☐ None  
☐ Other (please specify)

**17. If you had the opportunity to move from your current housing would you...**

☐ Stay in Lee's Summit    ☐ Would rather stay in current housing  
☐ Move out of state    ☐ Move to a different community in the KC metro region

**18. What are the primary priorities when choosing housing? (Please rank 1 being most important and 11 being least important)**

☐ Size of housing  
☐ Price of housing  
☐ Condition of housing  
☐ Nice neighborhood/low crime  
☐ Handicap accessibility  
☐ Convenient to job  
☐ Convenient to friends or family  
☐ Convenient to leisure activities (parks, pools, shopping, etc.)  
☐ Convenient to public services (health facilities, grocery stores, post office, etc.)  
☐ Good schools  
☐ Walkability (being able to safely walk everywhere)

**19. (RENTERS) Are you ever faced with the following challenges? (HOMEOWNERS) Please skip to question #20**

☐ None  
☐ I can't afford the down payment for a house  
☐ My landlord refuses to make repairs despite my request  
☐ It is hard to find a landlord that accepts Housing Choice Vouchers (HCV)  
☐ I have a bad credit history of evictions/foreclosures and cannot find a place to rent  
☐ I have a felony/criminal record and cannot find a place to rent  
☐ Other (please specify)

### **3. Housing Discrimination**

**Questions 20-31**, will help us determine if the residents of Lee's Summit are being discriminated against in any way. Discrimination may mean refusing to rent or sell a house, mortgage loans, different rental or sales terms, denying disability needs, etc., because of a person's age, color, disability, religion, familial status, race, sex, etc. (The Fair Housing Act (FHA), Title VIII of the Civil Rights Act of 1968, is the predominant housing law). The federal Department of Housing and Urban Development (HUD) defines housing affordability as all housing related costs not exceeding 30% of a household's income. "Families who pay more than 30% of their income for all housing related costs combined are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care." This survey is **Anonymous**.

**20. Before today, have you ever heard of the Fair Housing Act or the Affordable Housing definition? (Definitions of each can be found in the above description)**

☐ Yes    ☐ No

**21. Do you think housing discrimination happens in Lee's Summit?**

☐ Yes    ☐ No    ☐ Don't know

**22. Have you or someone you know in Lee's Summit ever experienced housing discrimination?**

☐ Yes ☐ No ☐ Don't know ☐ Decline to respond

**23. If you said Yes on #22, please mark why you/them were denied housing to rent or purchase?**

**Otherwise you can skip to #24**

- ☐ Have Section 8 Housing Choice voucher ☐ Because of age  
☐ Other buyer offered higher price ☐ Criminal background  
☐ Race/ethnicity or partner's race/ethnicity ☐ Eviction history  
☐ Sexual orientation or gender identity ☐ Income too low  
☐ Landlord didn't allow pets, including service animals ☐ Bad credit  
☐ Didn't get rental application in fast enough ☐ Disability  
☐ Immigration status ☐ Source of income  
☐ Other buyer offered to pay cash ☐ Because of children  
☐ Not sure ☐ Other (please specify)

**24. What would you do if you were discriminated against in a housing option? (Check All That Apply)**

- ☐ Complain to the entity that discriminated against me ☐ Contact HUD  
☐ Find a new real estate agency/mortgage lender ☐ Contact the City  
☐ Contact my Council representatives ☐ Contact an attorney  
☐ Contact a local fair housing organization ☐ Move/find a new place  
☐ Contact the State's fair housing organization ☐ Not sure  
☐ Other (please specify)

**25. Have you or someone you know that has been discriminated against ever filed a housing discrimination complaint?**

☐ Yes ☐ No ☐ Not sure ☐ Decline to respond ☐ Not Applicable

**26. If you said No or Not Sure on #25, please mark all of the following why you or the other person did not file. (Check All That Apply) Otherwise you can skip to #27.**

- ☐ Did not know where to file ☐ Too much of a hassle  
☐ Did not know my rights ☐ Procedures too complicated  
☐ Thought I needed a lawyer to file ☐ No way to get help  
☐ Discouraged from filing by friends/family ☐ Language barriers  
☐ Fear of retaliation ☐ Fear of immigration issues  
☐ Fear about going to a government agency for assistance ☐ Not Applicable  
☐ Other (please specify)

**27. (Renters) Have you or anyone you know ever asked a landlord to make a modification to the rental unit to accommodate a disability?**

☐ Yes ☐ No ☐ Don't know

**28. If you said Yes on #27, please tell us who was responsible for the modification. Otherwise you can skip to #29**

- ☐ The landlord paid for the modification, and the rent was increased  
☐ The landlord paid for the modification, and did not increase the rent  
☐ The landlord and the renter shared the costs of the modification, and the rent was increased  
☐ The landlord and the renter shared the costs of the modification, and the rent did not increase  
☐ The renter had to pay for the modification, and the rent was increased  
☐ The renter had to pay for the modification, and the rent did not increase  
☐ Other (please specify)

**29. Do you think fair housing laws are adequately enforced?**

☐ Yes ☐ No ☐ Don't know ☐ No Opinion

**30. What do you think Lee's Summit needs to do more of to educate the public about fair housing rights? (Check All That Apply)**

☐ More information on-line (Lee's Summit website, social media, etc.) ☐ Promote at annual events  
☐ More information on Lee's Summit government channel ☐ Not sure  
☐ More paper handouts (pamphlets, flyers, Lee's Summit magazine, etc.) ☐ Decline to respond  
☐ Other (please specify) ☐ Nothing

**31. Are fair housing laws hard to understand?**

☐ Yes ☐ No ☐ Not sure

**4. View on Affordable Housing**

**Questions 32-41**, will provide insight as to challenges in providing affordable housing in Lee's Summit. The federal Department of Housing and Urban Development (HUD) defines housing affordability as all housing related costs not exceeding 30% of a household's income. "Families who pay more than 30% of their income for all housing related costs combined are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care." This survey is **Anonymous**.

**32. Do you think that the affordable price rental units that are offered in Lee's Summit are in good condition and safe?**

☐ Yes ☐ No ☐ Don't Know

**33. Do you think there are enough rental units in an affordable price range in the City of Lee's Summit?**

☐ Yes ☐ No ☐ Don't know

**34. Do you think there are enough housing units in an affordable price range in the City of Lee's Summit?**

☐ Yes ☐ No ☐ Don't know

**35. Would you support different types of households moving in to the area?**

☐ Yes ☐ No ☐ Don't know ☐ Decline to respond

**36. Would you be supportive of having a group home in the Lee's Summit area?**

☐ Strongly Agree ☐ Agree ☐ Disagree ☐ Strongly Disagree ☐ Neither agree nor disagree  
☐ Decline to respond

**37. Would you be supportive of having more housing for the elderly in the Lee's Summit area?**

☐ Strongly Agree ☐ Agree ☐ Disagree ☐ Strongly Disagree ☐ Neither agree nor disagree  
☐ Decline to respond

**38. Would you support the construction of mixed use development within one mile of your place of residence?**

☐ Yes ☐ No ☐ Depends ☐ Decline to respond

**39. What are the barriers to affordable housing in Lee's Summit? (Check All That Apply)**

☐ Development costs (zoning, subdivision fees) ☐ Lack of housing option/types  
☐ Not an interest of area developers ☐ NIMBYism (Not In My Back Yard)  
☐ Lack of public transportation to employment center ☐ Current zoning pattern  
☐ Other (please specify) ☐ Don't know

**40. What are your perceived negative impacts of affordable housing? (Check All That Apply)**

☐ Loss of neighborhood character ☐ Raise local taxes ☐ Worsen schools  
☐ Lower property values ☐ Increase crime ☐ Traffic congestion

☐ Don't know ☐ None ☐ Other (please specify)

**41. American Fact Finder-U.S. Census Bureau showed that in 2016, Lee's Summit had a median rent of \$996.00 per month. Average household income was \$80,494 (divide this by 2; each adult would make \$40,247). To be able to afford the \$996.00, a person has to be making at a minimum of \$19.15 per hour or \$39,840 per year. Do you think the average household size in Lee's Summit can afford this rent, along with other monthly bills?**

☐ Agree ☐ Disagree ☐ Neither agree nor disagree ☐ Decline to respond

**END OF SURVEY ### ## ### END OF SURVEY**

## **2. Builder/Developer Survey**

### **1. Business-Specific Questions**

**Questions 1-6**, are basic questions about development businesses in Lee's Summit. This survey is **Anonymous**.

**1. How would you categorize the company that you own/work for based on its development market?**

☐ Local ☐ Regional ☐ National ☐ Other (please specify)

**2. Has your company developed/built in Lee's Summit in the last ten years?**

☐ Yes ☐ No

**3. What type of development has your company developed in Lee's Summit market area? (Check All That Apply)**

☐ Residential ☐ Commercial ☐ Industrial ☐ Civic ☐ Other (please specify)

**4. If you said Residential in #3, which type of structures do you build? (Check All That Apply) Otherwise you can skip to #7**

☐ Single family detached ☐ Duplex Multi-family owner occupied

☐ Multi-family rental apartments ☐ Other (please specify)

**5. If you said Single Family Detached structures on #4, what are the price ranges? (Check All That Apply) Otherwise you can skip to #6**

☐ Below \$200,000 ☐ \$200,000-\$399,999 ☐ \$400,000-\$599,999 ☐ \$600,000-\$999,999

☐ \$1,000,000 +

**6. If you said Rental Apartments on #4, what are the ranges of rent? (Check All That Apply) Otherwise you can skip to #7**

☐ Below \$500 ☐ \$500-\$700 ☐ \$701-\$900 ☐ \$901-\$1,100 ☐ \$1,101-\$1,500 ☐ \$1,501-

☐ \$2,000 ☐ \$2,001 +

### **2. Housing and Housing Discrimination**

**Questions 7-13**, will help us understand housing market demand and supply as well as hardships housing seekers face. Discrimination may mean refusing to rent or sell a house, refusing to approve mortgage loans, applying different rental or sales terms, denying disability needs, etc., because of a person's age, color, disability, religion, familial status, race, sex, etc. (The Fair Housing Act (FHA), Title VIII of the Civil Rights Act of 1968, is the predominant housing law). This survey is **Anonymous**.

**7. What do you see from your clients (or yourself, if you do not build residential) to be the primary priorities when choosing housing? (Please rank 1 being most important and 11 being least important)**

- ☐ Size of housing
- ☐ Price of housing
- ☐ Condition of housing
- ☐ Nice neighborhood/low crime
- ☐ Handicap accessibility
- ☐ Convenient to job
- ☐ Convenient to friends or family
- ☐ Convenient to leisure activities (parks, pools, shopping, etc.)
- ☐ Convenient to public services (health facilities, grocery stores, post office, etc.)
- ☐ Good schools
- ☐ Walkability (being able to safely walk everywhere)

**8. What type of housing do you believe the market demands more of in Lee's Summit? (Check All That Apply)**

- ☐ Single family as owner-occupied
- ☐ Single family as renter-occupied
- ☐ Apartments
- ☐ Town homes, duplexes, etc. as owner-occupied
- ☐ Condos (purchase or rental)
- ☐ Town homes, duplexes, etc. as renter-occupied
- ☐ Other (please specify)

**9. Do you think renters today are faced with the following challenges? (Check All That Apply)**

- ☐ Can't afford a down payment to buy a house
- ☐ Hard to find a rental unit in Lee's Summit within their financial ability
- ☐ Hard to find a rental place that accepts housing vouchers
- ☐ Don't know
- ☐ Affordable rental units are generally in undesirable conditions
- ☐ Other (please specify)

**10. Do you think our community offers age friendly housing in general?**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Neither agree nor disagree

**11. Do you think our single family and multifamily housing are suitable for the elderly? (Not including assisted living, retirement communities, etc.)**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Neither agree nor disagree

**12. Have you or someone you know in Lee's Summit ever experienced housing discrimination?**

- ☐ Yes
- ☐ No
- ☐ Don't know
- ☐ Decline to respond

**13. If you said Yes on #12, please check all of the following that apply. Otherwise you can skip to #14**

- ☐ Age
- ☐ Race
- ☐ Color
- ☐ National Origin
- ☐ Religion
- ☐ Disability
- ☐ Sexual orientation or gender identity
- ☐ Having children
- ☐ Not sure

**3. View on Affordable Housing**

**Questions 14-24**, will provide insight as to challenges in providing affordable housing in Lee's Summit. The Federal Department of Housing and Urban Development (HUD) defines housing affordability as all housing related costs not exceeding 30% of a household's income. "Families who pay more than 30% of their income for all housing related costs combined are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care."

This survey is **Anonymous**.

**14. Do you think fair housing laws have an impact on your development decisions regardless what you develop?**

- ☐ Yes
- ☐ No
- ☐ Don't know
- ☐ Decline to respond

**15. Do you/your company ever consider constructing affordable housing units in Lee's Summit for the local low-to-moderate income households?**

☐ Yes ☐ No ☐ Don't know ☐ Possibility

**16. If you said No on #15, please mark the following reasons why. (Check All That Apply)  
Otherwise you can skip to #17**

☐ Local regulations won't allow ☐ Lose money ☐ Not interested ☐ No demand for them

☐ Not the company's specialty ☐ Too risky ☐ Bank won't provide loans

☐ Too much public opposition ☐ Realtors won't sell ☐ Other (please specify)

**17. Do you think there are enough rental units in an affordable price range in the City of Lee's Summit?**

☐ Yes ☐ No ☐ Don't know

**18. Do you think the affordable price rental units that are offered in Lee's Summit are in good condition and safe?**

☐ Yes ☐ No ☐ Don't know

**19. If the community needs more affordable housing units, which of the following do you think will benefit the community the most?**

☐ Single family subdivision with a small percentage of affordable units

☐ Affordable units through redevelopment and reuse of vacant commercial properties

☐ Medium density residential development for mixed income households

☐ Decline to answer

☐ Other (please specify)

**20. What do you believe will make developing affordable housing more attractive for developers? (Check All That Apply)**

☐ Financial incentives ☐ Public financing of infrastructure ☐ Tradeoffs

☐ Loan guarantee by government ☐ Public and private cost sharing

**21. If a mixed income housing development is proposed adjacent to your development, how likely would you support it?**

☐ Very likely ☐ Likely ☐ Unlikely ☐ Very unlikely ☐ Neither likely nor unlikely

☐ Decline to respond

**22. Overall do you think the residents of Lee's Summit would be supportive of low to moderate income housing for the elderly?**

☐ Strongly Agree ☐ Agree ☐ Disagree ☐ Strongly Disagree ☐ Neither agree nor disagree

**23. What are the barriers to affordable housing in Lee's Summit? (Check All That Apply)**

☐ Development costs (zoning, subdivision fees, etc.) ☐ Lack of public transportation to jobs and employment centers

☐ NIMBYism (Not In My Back Yard) ☐ Current zoning pattern ☐ Lack of housing option/types

☐ Not an interest of area developers ☐ Don't know ☐ Other (please specify)

**24. American Fact Finder-U.S. Census Bureau showed that in 2016, Lee's Summit had a median rent of \$996.00 per month. Average household income was \$80,494 (divide this by 2; each adult would make \$40,247). To be able to afford the \$996.00, a person has to be making at a minimum of \$19.15 per hour or**

**\$39,840 per year. Do you think the average household size in Lee's Summit can afford this rent, along with other monthly bills?**

☐ Agree ☐ Disagree ☐ Neither agree nor disagree ☐ Decline to respond

---

**END OF SURVEY ### END OF SURVEY**

### **3. Financial Institutions Survey**

#### **1. Business-Specific Questions**

**Questions 1-4**, will help us understand the financial services and financing environment in Lee's Summit area to support housing. This survey is **Anonymous**.

**1. How would you categorize the company that you own/work for based on its service market?**

☐ Local ☐ Regional ☐ National ☐ Other (please specify)

**2. Does your financial agency have an office location in Lee's Summit?**

☐ Yes ☐ No ☐ Other (please specify)

**3. Does your financial agency provide loans for the following types of development/construction in Lee's Summit area? (Check All That Apply)**

☐ Single family residential ☐ Mixed-use with residential component ☐ Retail/office

☐ Multi-family residential ☐ Industrial ☐ Civic ☐ Other (please specify)

**4. Does your financial agency provide mortgage loans for the following? (Check All That Apply)**

☐ First time home buyers to purchase a home

☐ Investors to purchase real properties for residential use

☐ Investors to purchase real properties for non-residential use

☐ Owners/Management companies of housing complexes

☐ Other (please specify)

#### **2. Financing Housing and Fair Lending Practices**

**Questions 5-12**, will help us understand today's lending environment. Discrimination may mean refusing to rent or sell a house, refusing to approve mortgage loans, applying different rental or sales terms, denying disability needs, etc., because of a person's age, color, disability, religion, familial status, race, sex, etc. (The Fair Housing Act (FHA), Title VIII of the Civil Rights Act of 1968, is the predominant housing law.)

This survey is **Anonymous**.

**5. If your agency provides loans to developers for housing development/construction, which of the following development types are the least favored? (Please rank 1 being most favored and 8 being least favored)**

☐ Single family detached homes of 2,000 square foot finished floor space minimum

☐ Single family detached homes of less than 1,000 square foot finished floor space

☐ Single family attached residential of 1,000 square foot finished floor space per dwelling unit

☐ Single family attached residential of less than 1,000 square foot finished floor space per dwelling unit

☐ Multifamily housing

☐ Multifamily housing for seniors with ADA accessibility accommodations

☐ Multifamily mixed-income housing with a wide range of dwelling unit sizes

☐ Multifamily housing in a mixed use development

**6. If your agency provides mortgage loans for home buyers, based on your knowledge, what is the likely range of percentage of applications that gets denied? (Choose One)**

☐ 1%-10%    ☐ 11%-20%    ☐ 21%-30%    ☐ 31%-50%    ☐ 51%+

**7. Does your financial agency use any of the following as risk factors when evaluating a mortgage loan application? (Check All That Apply)**

☐ Single working mother with children    ☐ Persons with disabilities    ☐ Racial/Ethnic background  
☐ Working parents with children    ☐ Married couple with one income    ☐ Self-employed    ☐ Retiree

**8. What do you think of the mortgage industry today after the subprime mortgage crisis? (Check All That Apply)**

☐ Business as usual  
☐ Reasonably more cautious when approving loan requests  
☐ Overly cautious when approving loan requests  
☐ Tighter criteria for loan qualifications  
☐ More sensitive to property locations  
☐ More focus on shorter term loans  
☐ Other (please specify)

**9. Do you believe that mortgage lenders and their loan officers are properly trained on Fair Housing Laws?**

☐ Yes    ☐ No    ☐ Not sure

**10. Do you know or think that discrimination in mortgage lending exists in our area?**

☐ Yes    ☐ No    ☐ Don't know    ☐ Decline to respond

**11. If you said Yes on #10, please check all of the following that apply. Otherwise you can skip to #12**

☐ Age    ☐ Race    ☐ Color    ☐ National Origin    ☐ Religion    ☐ Disability  
☐ Sexual orientation or gender identity    ☐ Having children    ☐ Not sure

**12. When meeting with clients do you...**

☐ Provide them with printed materials about fair housing laws  
☐ Share with them verbally about fair housing laws  
☐ Only share with them about fair housing laws when requested  
☐ Never tell them about fair housing laws  
☐ Decline to respond  
☐ Other (please specify)

### **3. View on Affordable Housing**

**Questions 13-14**, will provide insight as to challenges in providing affordable housing in Lee's Summit. This survey is **Anonymous**.

**13. Do you think fair housing laws have an impact on your mortgage lending practices?**

☐ Yes    ☐ No    ☐ Not sure

**14. Do you think fair housing laws are adequately enforced in the mortgage lending industry?**

☐ Yes    ☐ No    ☐ Don't know    ☐ No Opinion

**END OF SURVEY    ###    END OF SURVEY**

Phase II: Community Survey

**Community Survey**

## Analysis of Impediments to Fair Housing Choice – Developing Goals and Strategies to Overcome Barriers

During the spring and summer months of this year, the City conducted several public engagement events to solicit input to identify existing barriers to fair housing choice in Lee's Summit and the Kansas City area. A summary results from these events (available on our website at [www.cityofLS.net/Development](http://www.cityofLS.net/Development)). This public survey is intended to seek public input on the possible strategies that the community can implement and actions the community can take to overcome the identified barriers (impediments) to fair housing choice. This survey is **Anonymous**. (Alternatively, you may complete this survey online at [www.cityofLS.net/Development](http://www.cityofLS.net/Development))

### Public Transportation

1. On a scale of 1 to 5 (with 1 being the most important and 5 the least important), please rank the following potential strategies in terms of importance to overcome the barriers to better connection between jobs and workers?

☐ Continue to work with the regional KCATA to expand routes and services between residents and jobs  
☐ Increase jobs/employment opportunities locally, closer to resident workers  
☐ Support a regional approach to encouraging better development patterns so that worker-job connections are improved  
☐ Promote transit-oriented, higher-density, and mixed use developments in Lee's Summit to increase ridership perspective  
☐ Create a funding source to support a Uber like service ridership  
☐ Others (Please specify) \_\_\_\_\_

2. On a scale of 1 to 5 (with 1 being the most important and 5 the least important), please rank the following potential strategies in terms of importance to overcome the barriers to better connection between persons with special needs and special services?

☐ Continue to explore other transportation options for persons with special needs beyond the conventional transportation  
☐ Continue to support local services for special needs to expand  
☐ Improve public information on available services, their locations and transportation options  
☐ Encourage and support private and/or volunteer services to provide transportation on demand  
☐ Explore Federal grants to fund a community service to meet special transport needs  
☐ Others (Please specify) \_\_\_\_\_

3. Which of the following would you likely support to help overcome the barriers? Select all that apply.

☐ Increase public financial support to public transportation service  
☐ Increase local funding to help with the cost of providing public transportation services  
☐ Attract the types of jobs to Lee's Summit that our workers currently travel to outside Lee's Summit  
☐ Provide job skill training opportunities that match the skill requirements of local jobs so that workers don't have to travel elsewhere for work  
☐ Other (please specify) \_\_\_\_\_

### Affordable Housing

4. **Owner-Occupied Housing** On a scale of 1 to 9 (with 1 being the most important and 9 the least important), please rank the following in terms of importance possible strategies to increase affordable housing.

- ☐ Diversify new housing in terms of density, size, style, price and affordability
- ☐ Provide public incentive programs in support of development of affordable housing
- ☐ Provide public incentives to developers for development of affordable housing in areas where it is lacking
- ☐ Encourage development of senior housing to meet the growing aging population
- ☐ Increase public awareness and education
- ☐ Increase accessible owner-occupied housing to meet the needs of persons with mobility issues
- ☐ Realign the City's zoning and subdivision regulations as well as incentive programs to encourage inclusionary development (development type where varieties are allowed to be included to meet the varying needs)
- ☐ Promote/encourage mixed use and mixed density development
- ☐ Encourage infill development accommodating affordable housing
- ☐ Others (Please specify) \_\_\_\_\_

**5. Renter-occupied Housing On a scale of 1 to 7 (with 1 being the most important and 7 the least important), please rank the following in terms of importance possible strategies to address affordable rental housing issues**

- ☐ Promote development of affordable apartments by providing incentives
- ☐ Encourage more density in areas where currently fewer affordable rental units exist to allow rental rates to come down
- ☐ Promote higher level of integration of affordable rental housing with market rate rental housing throughout the City
- ☐ Explore rental assistance options to help renters of limited income to afford existing rental units
- ☐ Expand on public housing availability by supporting Lee's Summit Housing Authority to add more units to the community
- ☐ Continue to support development of senior housing facilities to meet the community's aging population
- ☐ Increase accessible rental units for people with mobility disabilities
- ☐ Others (Please specify) \_\_\_\_\_

**6. Emergency Shelter/Housing Please select all from the following that you believe are good strategies to address the need for emergency shelters/housing for temporary homelessness**

- ☐ Conduct a comprehensive study to find out the real need for emergency shelters/housing for temporary homelessness
- ☐ Provide financial support to develop an emergency shelter locally for the temporary homeless due to special circumstances
- ☐ Increase awareness and improve public information on the available emergency shelter assistance programs locally and regionally
- ☐ Set up a not-for-profit service or a referral service to connect people with available shelter services in the area
- ☐ Coordinate an effort from local churches and charity organizations to establish an emergency shelter system locally
- ☐ Work closely with the regional Continuum of Care (CoC), the Greater Kansas City Coalition to End Homelessness to address emergency shelter needs
- ☐ Continue to support development of senior housing facilities to meet the community's aging population
- ☐ Increase accessible rental units for people with mobility disabilities

**Other**

**7. Overall, which item listed below is the most challenging impediment in your everyday lifestyle?**

☐ Transportation ☐ Daycare ☐ Housing ☐ Health care ☐ Food ☐ Employment  
☐ Education ☐ Not applicable ☐ Other (please specify) \_\_\_\_\_

**8. If you have selected one of the options from Question 7, please let us know what you believe would be the best strategy to address the issue you selected.**

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Please use the space below to add any additional comments that you feel are relevant to the topic of this survey.

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**END OF SURVEY ### ## ### END OF SURVEY**

Phase II: One survey in both English and Spanish.

**Community Survey on Goals and Strategies**

**Analysis of Impediments to Fair Housing Choice – Developing Goals and Strategies to Overcome Barriers**

During the spring and summer months of this year, the City conducted several public engagement events to solicit input to identify existing barriers to fair housing choice in Lee's Summit and the Kansas City area. A summary results from these events (available on our website at [www.cityofLS.net/Development](http://www.cityofLS.net/Development)). This public survey is intended to seek public input on the possible strategies that the community can implement and actions the community can take to overcome the identified barriers (impediments) to fair housing choice. This survey is **Anonymous**. (Alternatively, you may complete this survey online at [www.cityofLS.net/Development](http://www.cityofLS.net/Development))

**Public Transportation**

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- ☐ Promote transit-oriented, higher-density, and mixed use developments in Lee's Summit to increase ridership perspective
- ☐ Create a funding source to support a Uber like service ridership
- ☐ Others (Please specify) \_\_\_\_\_

**2. On a scale of 1 to 5 (with 1 being the most important and 5 the least important), please rank the following potential strategies in terms of importance to overcome the barriers to better connection between persons with special needs and special services?**

- ☐ Continue to explore other transportation options for persons with special needs beyond the conventional transportation
- ☐ Continue to support local services for special needs to expand

- ☐ Improve public information on available services, their locations and transportation options
- ☐ Encourage and support private and/or volunteer services to provide transportation on demand
- ☐ Explore Federal grants to fund a community service to meet special transport needs
- ☐ Others (Please specify) \_\_\_\_\_

**3. Which of the following would you likely support to help overcome the barriers? Select all that apply.**

- ☐ Increase public financial support to public transportation service
- ☐ Increase local funding to help with the cost of providing public transportation services
- ☐ Attract the types of jobs to Lee's Summit that our workers currently travel to outside Lee's Summit
- ☐ Provide job skill training opportunities that match the skill requirements of local jobs so that workers don't have to travel elsewhere for work
- ☐ Other (please specify) \_\_\_\_\_

**Affordable Housing**

**4. Owner-Occupied Housing On a scale of 1 to 9 (with 1 being the most important and 9 the least important), please rank the following in terms of importance possible strategies to increase affordable housing.**

- ☐ Diversify new housing in terms of density, size, style, price and affordability
- ☐ Provide public incentive programs in support of development of affordable housing
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- ☐ Increase public awareness and education
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- ☐ Encourage infill development accommodating affordable housing
- ☐ Others (Please specify) \_\_\_\_\_

**5. Renter-occupied Housing On a scale of 1 to 7 (with 1 being the most important and 7 the least important), please rank the following in terms of importance possible strategies to address affordable rental housing issues**

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- ☐ Work closely with the regional Continuum of Care (CoC), the Greater Kansas City Coalition to End Homelessness to address emergency shelter needs
- ☐ Continue to support development of senior housing facilities to meet the community's aging population
- ☐ Increase accessible rental units for people with mobility disabilities

### Other

#### 7. Overall, which item listed below is the most challenging impediment in your everyday lifestyle?

- ☐ Transportation    ☐ Daycare    ☐ Housing    ☐ Health care    ☐ Food    ☐ Employment  
☐ Education    ☐ Not applicable    ☐ Other (please specify) \_\_\_\_\_

#### 8. If you have selected one of the options from Question 7, please let us know what you believe would be the best strategy to address the issue you selected.

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Please use the space below to add any additional comments that you feel are relevant to the topic of this survey.

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END OF SURVEY ### ## ### END OF SURVEY

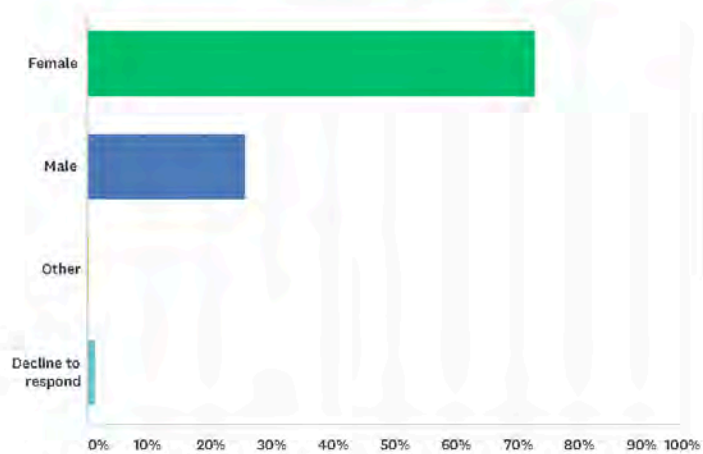
## Results

Community Survey (English) on Housing

## Community Housing Assessment Survey

### Q1 What is your gender?

Answered: 474 Skipped: 0

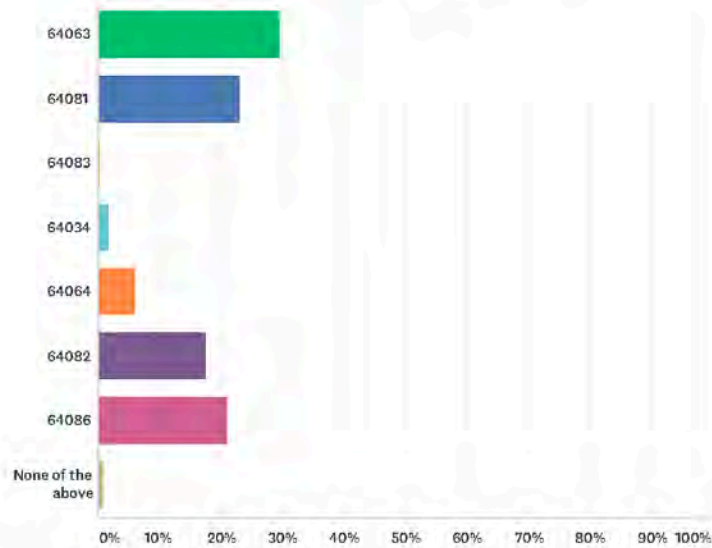


ANSWER CHOICES	RESPONSES	
Female	72.78%	345
Male	25.74%	122
Other	0.21%	1
Decline to respond	1.27%	6
TOTAL		474

## Community Housing Assessment Survey

### Q2 What is your 5-digit zip code?

Answered: 473 Skipped: 1

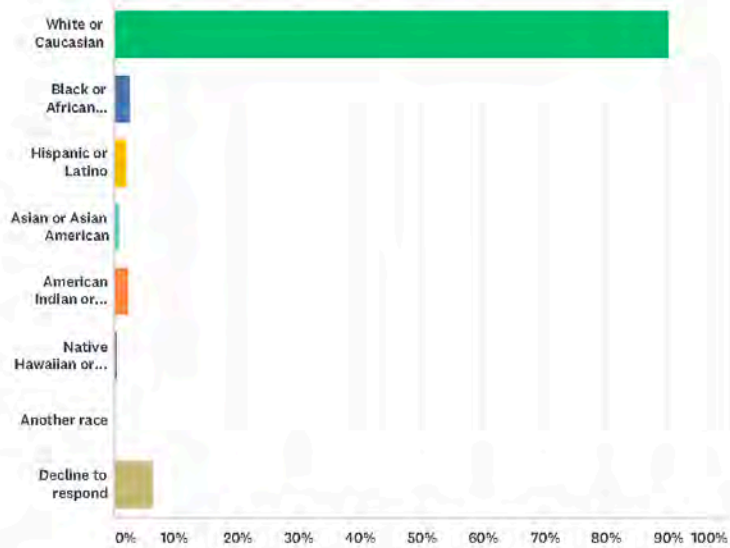


ANSWER CHOICES	RESPONSES	
64063	29.60%	140
64081	23.04%	109
64083	0.21%	1
64034	1.69%	8
64064	6.13%	29
64082	17.55%	83
64086	20.93%	99
None of the above	0.85%	4
<b>TOTAL</b>		<b>473</b>

## Community Housing Assessment Survey

### Q3 What is your race and/or ethnicity? (Check All That Apply)

Answered: 473 Skipped: 1

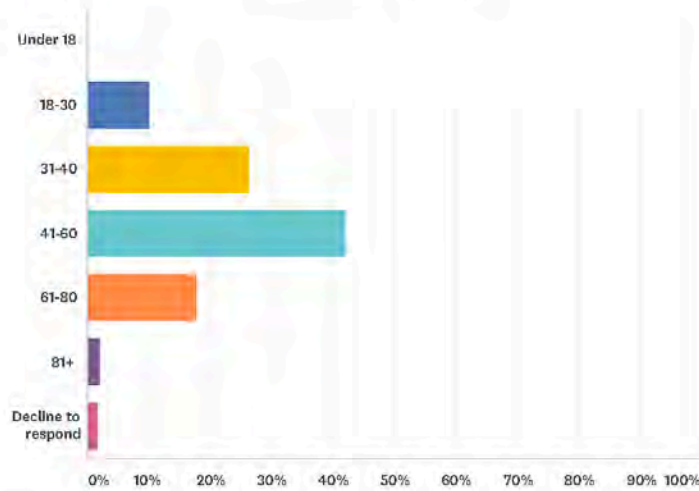


ANSWER CHOICES	RESPONSES	
White or Caucasian	90.06%	426
Black or African American	2.54%	12
Hispanic or Latino	1.90%	9
Asian or Asian American	0.85%	4
American Indian or Alaska Native	2.33%	11
Native Hawaiian or other Pacific Islander	0.42%	2
Another race	0.00%	0
Decline to respond	6.34%	30
Total Respondents: 473		

## Community Housing Assessment Survey

### Q4 What is your age?

Answered: 471 Skipped: 3

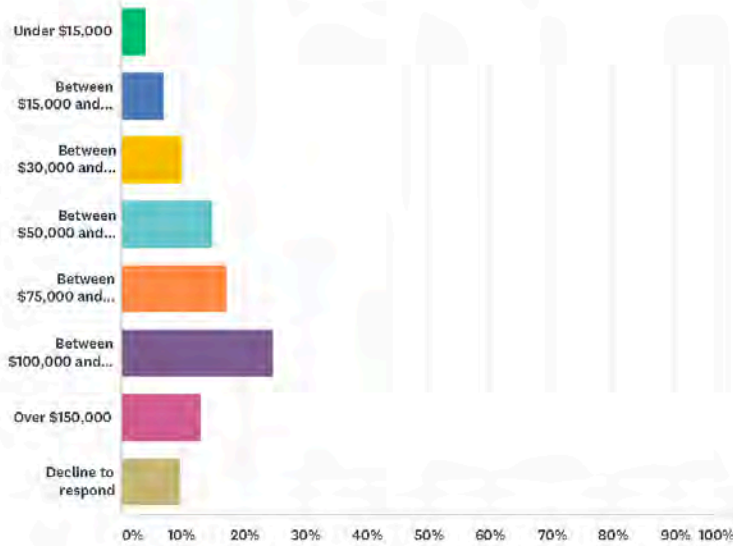


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-30	9.98%	47
31-40	26.33%	124
41-60	42.04%	198
61-80	17.83%	84
81+	2.12%	10
Decline to respond	1.70%	8
<b>TOTAL</b>		<b>471</b>

## Community Housing Assessment Survey

### Q5 What is your total annual household income before taxes in the most recent tax year?

Answered: 472 Skipped: 2

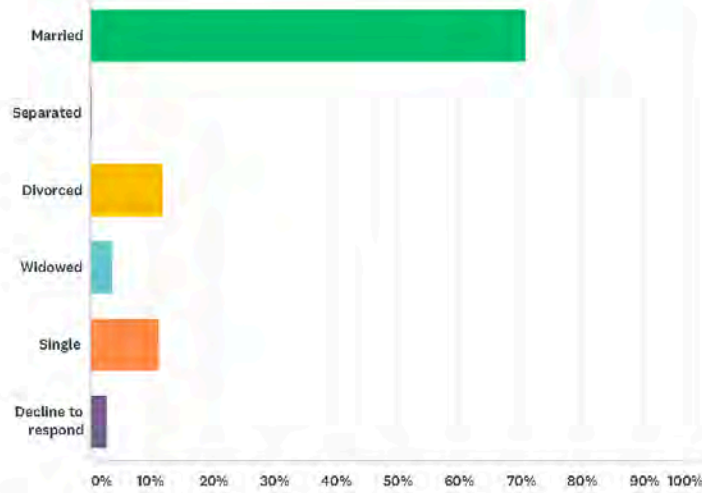


ANSWER CHOICES	RESPONSES	
Under \$15,000	4.03%	19
Between \$15,000 and \$29,999	6.99%	33
Between \$30,000 and \$49,999	9.75%	46
Between \$50,000 and \$74,999	14.83%	70
Between \$75,000 and \$99,999	17.16%	81
Between \$100,000 and \$150,000	24.79%	117
Over \$150,000	12.92%	61
Decline to respond	9.53%	45
<b>TOTAL</b>		<b>472</b>

## Community Housing Assessment Survey

### Q6 What is your current marital status?

Answered: 471 Skipped: 3

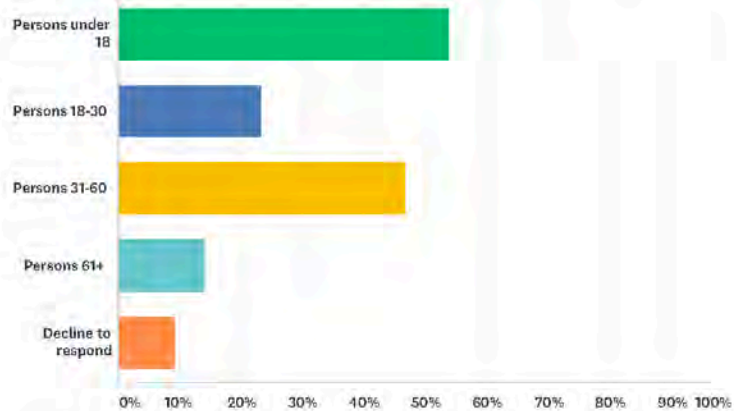


ANSWER CHOICES	RESPONSES	
Married	70.70%	333
Separated	0.21%	1
Divorced	11.68%	55
Widowed	3.61%	17
Single	11.04%	52
Decline to respond	2.76%	13
TOTAL		471

## Community Housing Assessment Survey

Q7 Besides yourself, do you have any of the following people living in your household? (Check All That Apply)

Answered: 426 Skipped: 48



### ANSWER CHOICES

### RESPONSES

Persons under 18	53.76%	229
Persons 18-30	23.24%	99
Persons 31-60	46.71%	199
Persons 61+	14.08%	60
Decline to respond	9.15%	39
Total Respondents: 426		

Community Housing Assessment Survey

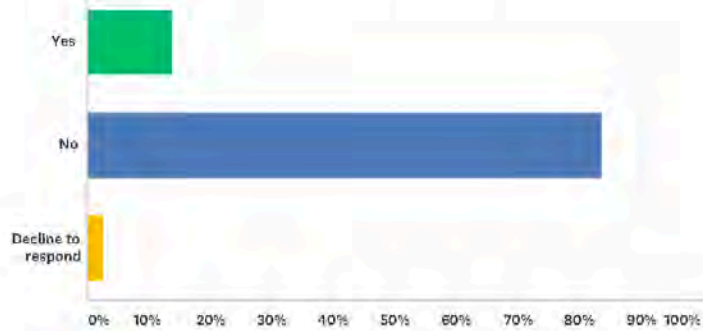
Q8 How many people live in your household, including yourself?

Answered: 468 Skipped: 0

## Community Housing Assessment Survey

Q9 Does any disability, handicap, or chronic disease keep you and/or family member from participating in work, school, housework or other activities?

Answered: 470 Skipped: 0

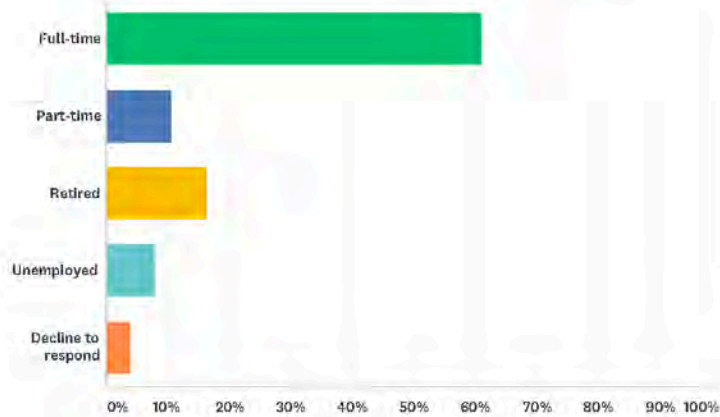


ANSWER CHOICES	RESPONSES	
Yes	13.83%	65
No	83.62%	393
Decline to respond	2.55%	12
TOTAL		470

## Community Housing Assessment Survey

### Q10 What is your current employment status?

Answered: 472 Skipped: 2

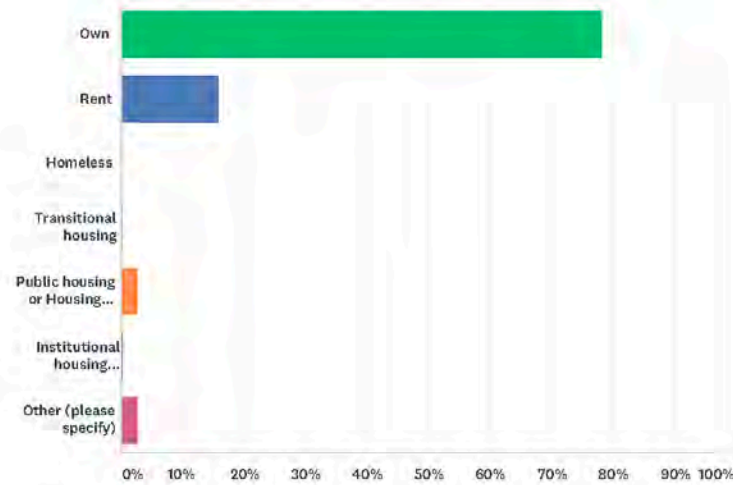


ANSWER CHOICES	RESPONSES	
Full-time	61.02%	288
Part-time	10.59%	50
Retired	16.31%	77
Unemployed	8.05%	38
Decline to respond	4.03%	19
TOTAL		472

## Community Housing Assessment Survey

### Q11 How would you categorize your primary residence?

Answered: 441 Skipped: 33

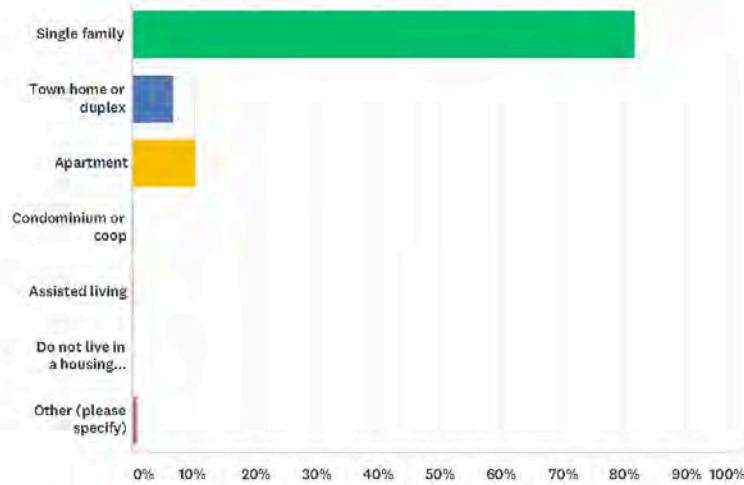


ANSWER CHOICES	RESPONSES	
Own	78.23%	345
Rent	15.67%	70
Homeless	0.00%	0
Transitional housing	0.23%	1
Public housing or Housing Choice Voucher housing	2.72%	12
Institutional housing establishment	0.23%	1
Other (please specify)	2.72%	12
<b>TOTAL</b>		<b>441</b>

## Community Housing Assessment Survey

### Q12 What type of housing structure do you live in?

Answered: 443 Skipped: 31

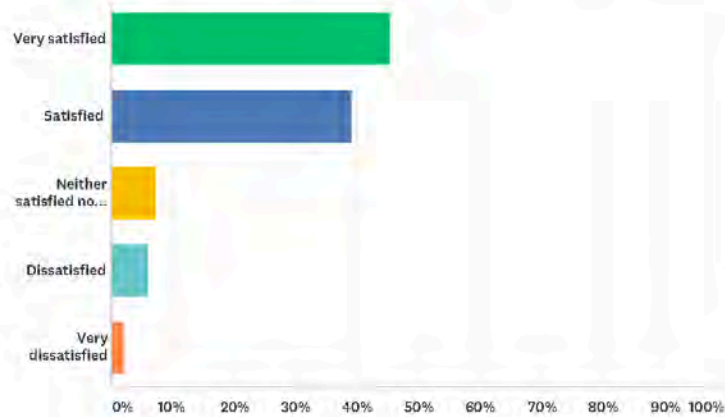


ANSWER CHOICES	RESPONSES	
Single family	81.72%	362
Town home or duplex	6.77%	30
Apartment	10.16%	45
Condominium or coop	0.23%	1
Assisted living	0.23%	1
Do not live in a housing structure	0.00%	0
Other (please specify)	0.90%	4
<b>TOTAL</b>		<b>443</b>

## Community Housing Assessment Survey

### Q13 How satisfied are you with your current housing?

Answered: 445 Skipped: 29

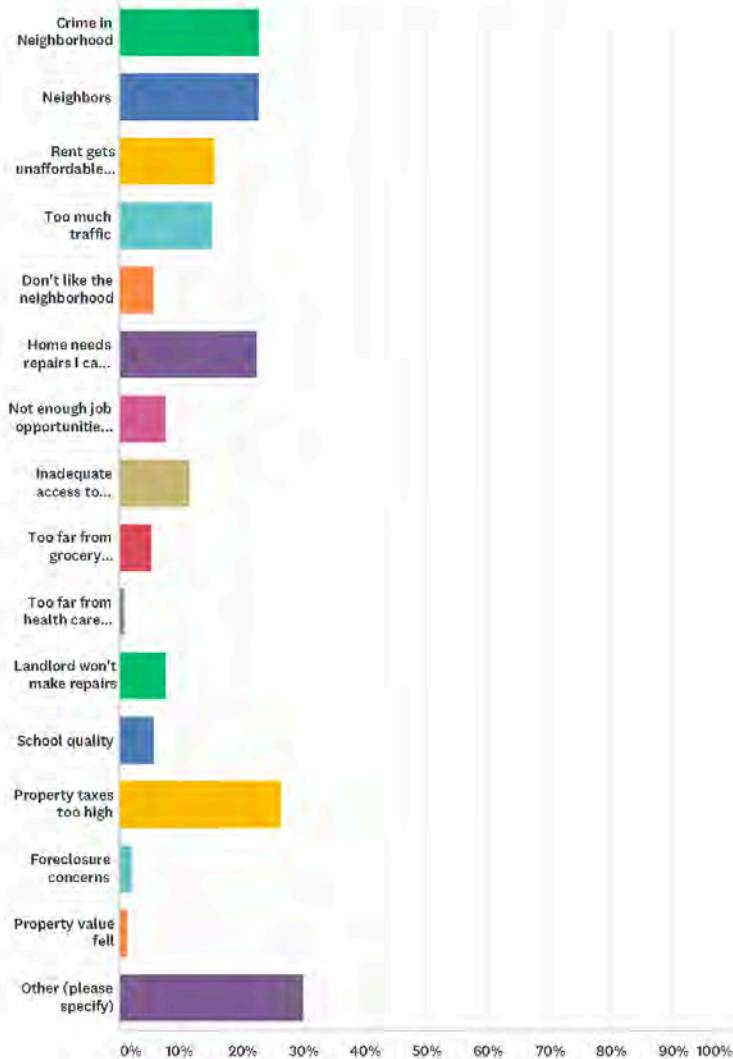


ANSWER CHOICES	RESPONSES	
Very satisfied	45.39%	202
Satisfied	39.10%	174
Neither satisfied nor dissatisfied	7.42%	33
Dissatisfied	6.07%	27
Very dissatisfied	2.02%	9
<b>TOTAL</b>		<b>445</b>

## Community Housing Assessment Survey

Q14 If you said you were anything less than Very Satisfied on #13, please tell us why (Check All That Apply) Otherwise if you are Very Satisfied you can skip to #15

Answered: 251 Skipped: 223



ANSWER CHOICES	RESPONSES	
Crime in Neighborhood	22.71%	57
Neighbors	22.71%	57
Rent gets unaffordable for me	15.54%	39
Too much traffic	15.14%	38
Don't like the neighborhood	5.58%	14

14 / 45

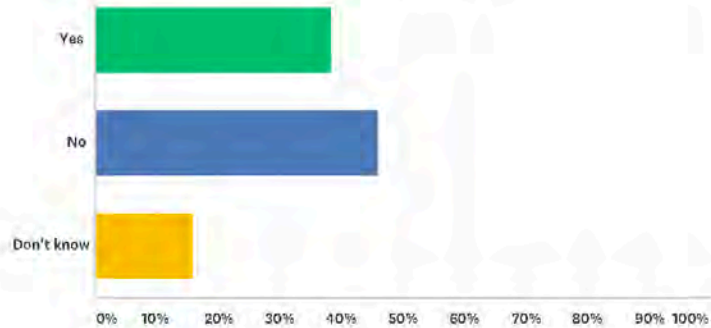
### Community Housing Assessment Survey

Home needs repairs I can't afford	22.31%	56
Not enough job opportunities in the area	7.57%	19
Inadequate access to transit	11.55%	29
Too far from grocery store/fresh food	5.18%	13
Too far from health care facilities	0.80%	2
Landlord won't make repairs	7.57%	19
School quality	5.58%	14
Property taxes too high	26.29%	66
Foreclosure concerns	1.99%	5
Property value fell	1.20%	3
Other (please specify)	29.88%	75
Total Respondents: 251		

## Community Housing Assessment Survey

### Q15 Do you want to stay in your current housing as you age into retirement and beyond?

Answered: 442 Skipped: 32

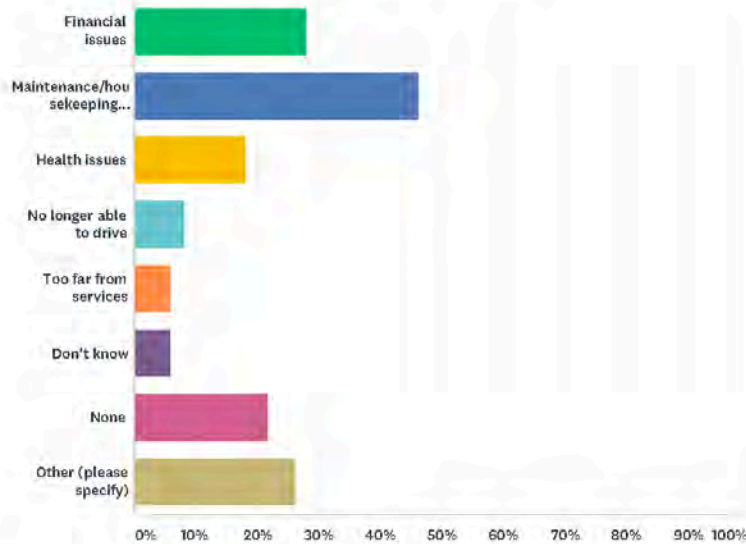


ANSWER CHOICES	RESPONSES	
Yes	38.24%	169
No	45.93%	203
Don't know	15.84%	70
TOTAL		442

## Community Housing Assessment Survey

### Q16 What are some of your concerns of aging in your current housing? (Check All That Apply)

Answered: 445 Skipped: 29

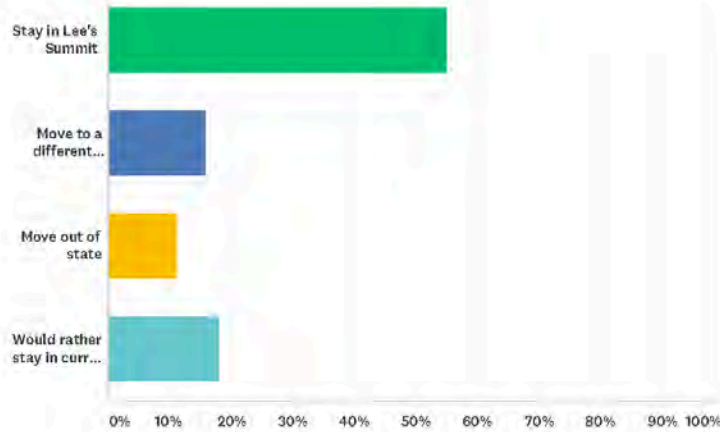


ANSWER CHOICES	RESPONSES	
Financial issues	28.09%	125
Maintenance/housekeeping issues	46.29%	206
Health issues	18.20%	81
No longer able to drive	8.09%	36
Too far from services	5.84%	26
Don't know	5.84%	26
None	21.80%	97
Other (please specify)	26.07%	116
Total Respondents: 445		

## Community Housing Assessment Survey

Q17 If you had the opportunity to move from your current housing would you..

Answered: 445 Skipped: 29

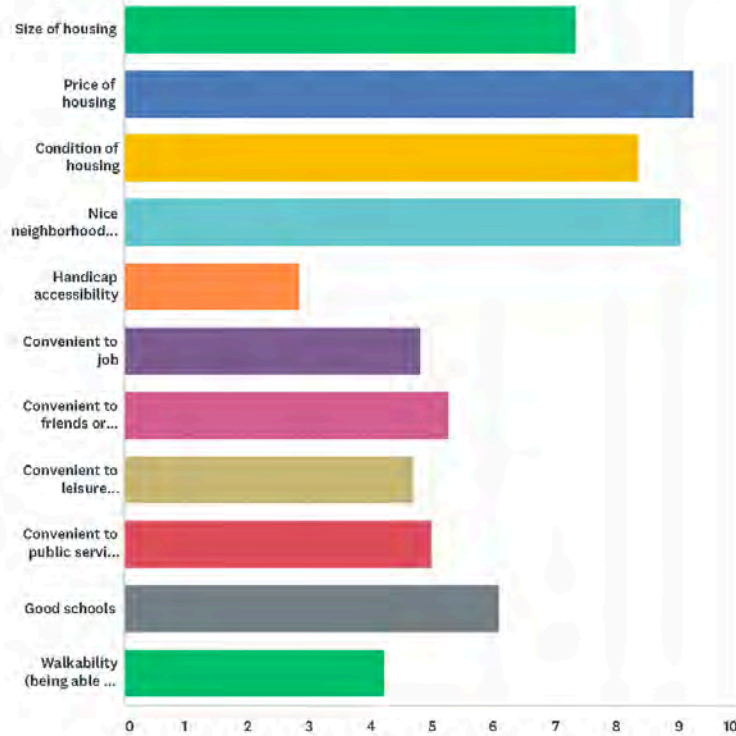


ANSWER CHOICES	RESPONSES	
Stay in Lee's Summit	55.06%	245
Move to a different community in the KC metro region	15.96%	71
Move out of state	11.01%	49
Would rather stay in current housing	17.88%	80
TOTAL		445

## Community Housing Assessment Survey

Q18 What are the primary priorities when choosing housing? (Please rank 1 being most important and 11 being least important)

Answered: 427 Skipped: 47



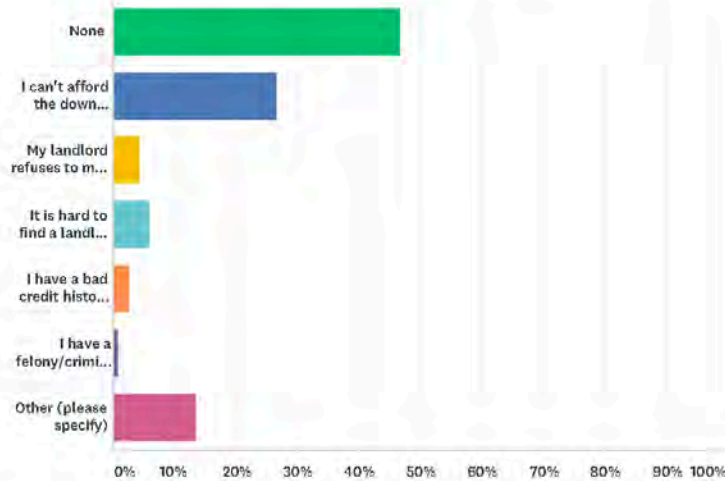
### Community Housing Assessment Survey

Convenient to public services (health facilities, grocery stores, post office, etc.)	0.98% 4	3.41% 14	4.88% 20	6.10% 25	9.76% 40	12.93% 53	12.44% 51	17.56% 72	21.22% 87	9.02% 37	1.71% 7	410
Good schools	12.87% 52	11.88% 48	7.92% 32	8.42% 34	9.41% 38	5.94% 24	3.96% 16	5.94% 24	6.19% 25	17.57% 71	9.90% 40	404
Walkability (being able to safely walk everywhere)	3.39% 14	3.39% 14	2.18% 9	4.36% 18	7.02% 29	8.96% 37	12.59% 52	9.20% 38	12.35% 51	20.10% 83	16.46% 68	413

## Community Housing Assessment Survey

### Q19 (RENTERS) Are you ever faced with the following challenges? Homeowners please skip to question #20

Answered: 120 Skipped: 354



ANSWER CHOICES	RESPONSES	
None	46.67%	56
I can't afford the down payment for a house	26.67%	32
My landlord refuses to make repairs despite my request	4.17%	5
It is hard to find a landlord that accepts Housing Choice Vouchers (HCV)	5.83%	7
I have a bad credit history of evictions/foreclosures and cannot find a place to rent	2.50%	3
I have a felony/criminal record and cannot find a place to rent	0.83%	1
Other (please specify)	13.33%	16
TOTAL		120

## Community Housing Assessment Survey

Q20 Before today, have you ever heard of the Fair Housing Act or the Affordable Housing definition? (Definitions of each can be found in the above description)

Answered: 422 Skipped: 52

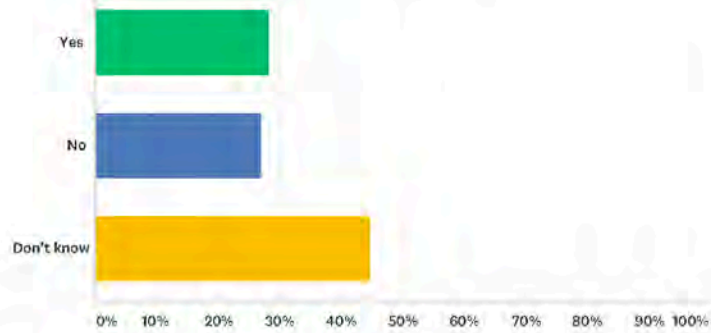


ANSWER CHOICES	RESPONSES	
Yes	82.70%	349
No	17.30%	73
TOTAL		422

## Community Housing Assessment Survey

### Q21 Do you think housing discrimination happens in Lee's Summit?

Answered: 424 Skipped: 50

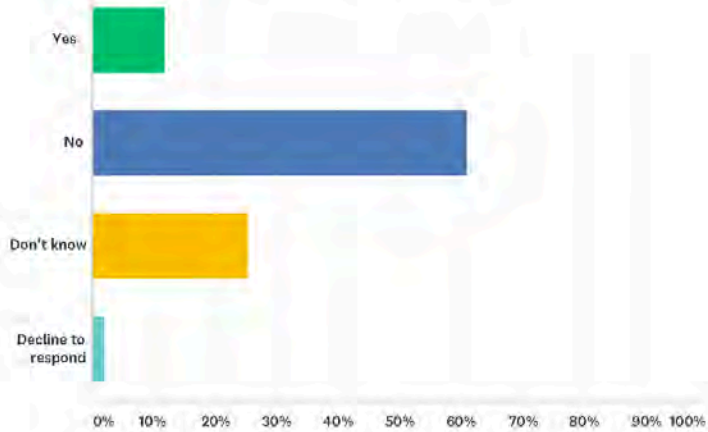


ANSWER CHOICES	RESPONSES	
Yes	28.30%	120
No	26.89%	114
Don't know	44.81%	190
TOTAL		424

## Community Housing Assessment Survey

### Q22 Have you or someone you know in Lee's Summit ever experienced housing discrimination?

Answered: 425 Skipped: 49

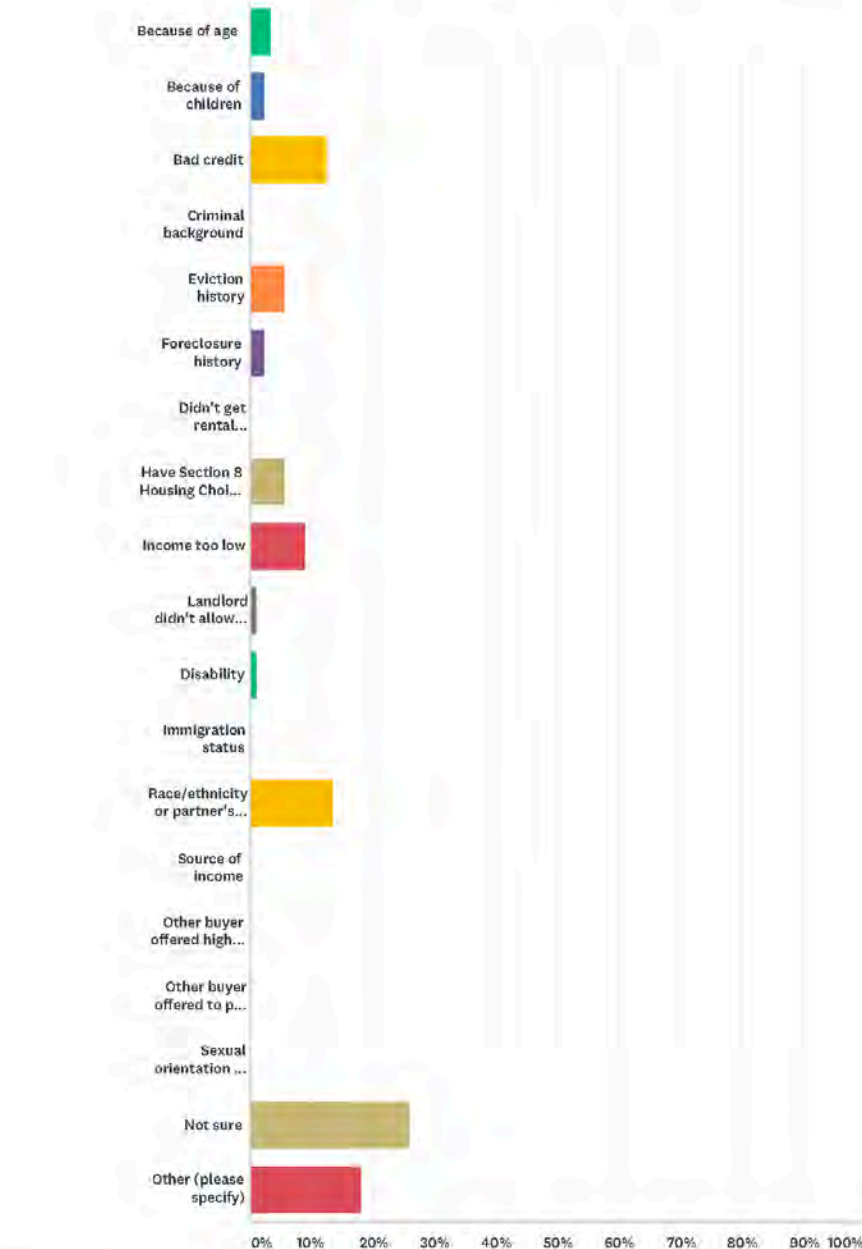


ANSWER CHOICES	RESPONSES	
Yes	11.76%	50
No	60.94%	259
Don't know	25.41%	108
Decline to respond	1.88%	8
TOTAL		425

## Community Housing Assessment Survey

Q23 If you said Yes on #22, please mark why you/them were denied housing to rent or purchase? Otherwise you can skip to #24

Answered: 89 Skipped: 385



ANSWER CHOICES

RESPONSES

Because of age

3.37%

3

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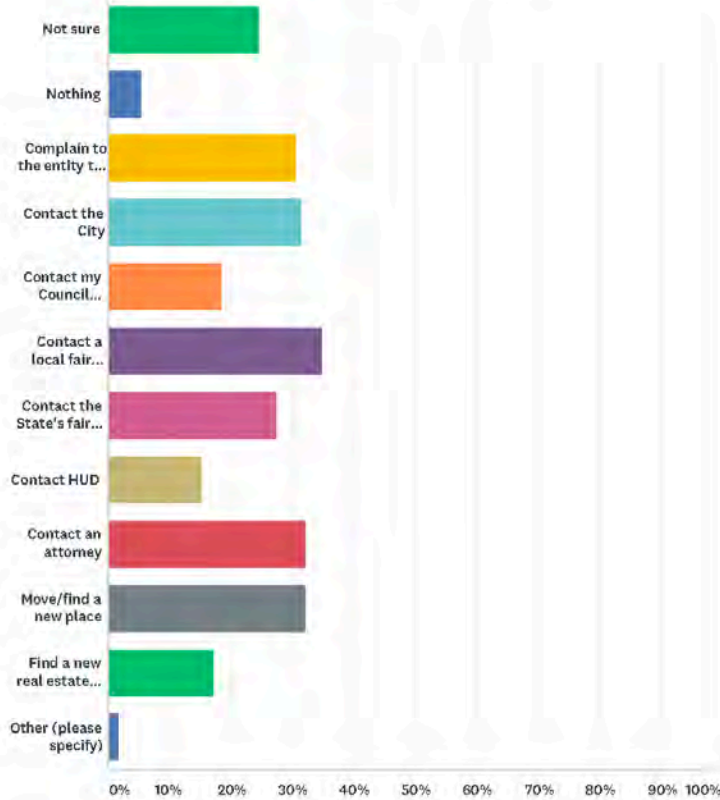
### Community Housing Assessment Survey

Because of children	2.25%	2
Bad credit	12.36%	11
Criminal background	0.00%	0
Eviction history	5.62%	5
Foreclosure history	2.25%	2
Didn't get rental application in fast enough	0.00%	0
Have Section 8 Housing Choice voucher	5.62%	5
Income too low	8.99%	8
Landlord didn't allow pets, including service animals	1.12%	1
Disability	1.12%	1
Immigration status	0.00%	0
Race/ethnicity or partner's race/ethnicity	13.48%	12
Source of income	0.00%	0
Other buyer offered higher price	0.00%	0
Other buyer offered to pay cash	0.00%	0
Sexual orientation or gender identity	0.00%	0
Not sure	25.84%	23
Other (please specify)	17.98%	16
TOTAL		89

## Community Housing Assessment Survey

### Q24 What would you do if you were discriminated against in a housing option? (Check All That Apply)

Answered: 412 Skipped: 62



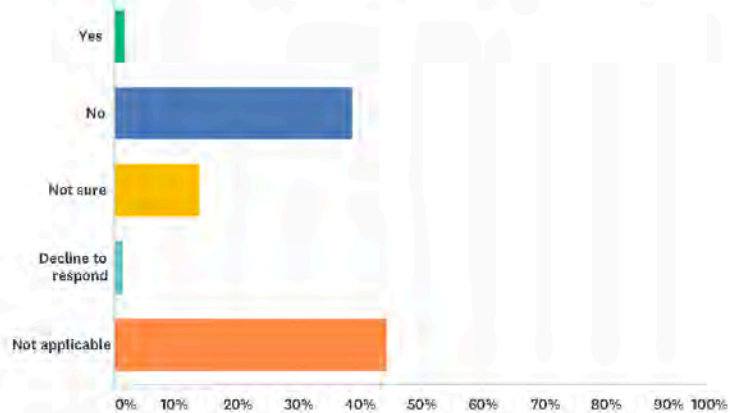
ANSWER CHOICES	RESPONSES	
Not sure	24.51%	101
Nothing	5.34%	22
Complain to the entity that discriminated against me	30.58%	126
Contact the City	31.31%	129
Contact my Council representatives	18.45%	76
Contact a local fair housing organization	34.71%	143
Contact the State's fair housing organization	27.43%	113
Contact HUD	15.29%	63
Contact an attorney	32.04%	132
Move/find a new place	32.04%	132
Find a new real estate agency/mortgage lender	17.23%	71
Other (please specify)	1.70%	7
Total Respondents: 412		

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## Community Housing Assessment Survey

Q25 Have you or someone you know that has been discriminated against ever filed a housing discrimination complaint?

Answered: 421 Skipped: 63

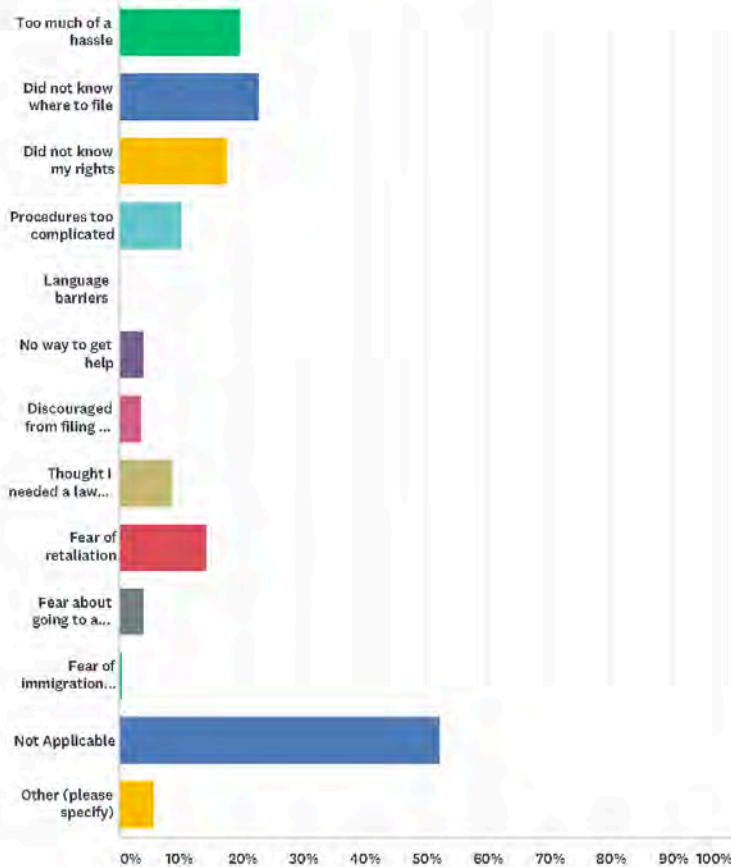


ANSWER CHOICES	RESPONSES	
Yes	1.66%	7
No	38.72%	163
Not sure	13.78%	58
Decline to respond	1.43%	6
Not applicable	44.42%	187
TOTAL		421

## Community Housing Assessment Survey

Q26 If you said No or Not Sure on #25, please mark all of the following why you or the other person did not file. (Check All That Apply) Otherwise you can skip to #27

Answered: 198 Skipped: 276



ANSWER CHOICES	RESPONSES	
Too much of a hassle	19.70%	39
Did not know where to file	22.73%	45
Did not know my rights	17.68%	35
Procedures too complicated	10.10%	20
Language barriers	0.00%	0
No way to get help	4.04%	8
Discouraged from filing by friends/family	3.54%	7
Thought I needed a lawyer to file	8.59%	17
Fear of retaliation	14.14%	28
Fear about going to a government agency for assistance	4.04%	8

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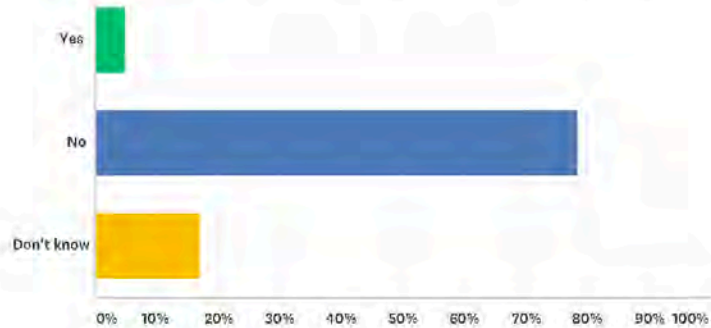
### Community Housing Assessment Survey

Fear of immigration issues	0.51%	1
Not Applicable	52.02%	103
Other (please specify)	5.56%	11
Total Respondents: 198		

## Community Housing Assessment Survey

**Q27 (Renters) Have you or anyone you know ever asked a landlord to make a modification to the rental unit to accommodate a disability?**

Answered: 190 Skipped: 284

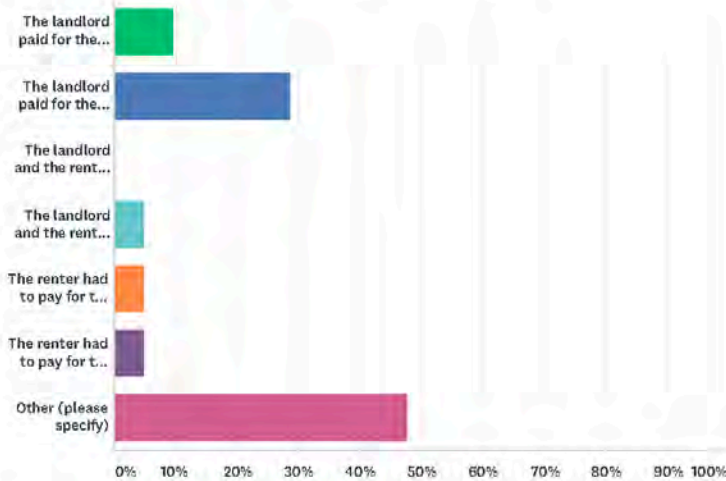


ANSWER CHOICES	RESPONSES	
Yes	4.74%	9
No	78.42%	149
Don't know	16.84%	32
<b>TOTAL</b>		<b>190</b>

## Community Housing Assessment Survey

Q28 If you said Yes on #27, please tell us who was responsible for the modification. Otherwise you can skip to #29

Answered: 21 Skipped: 453

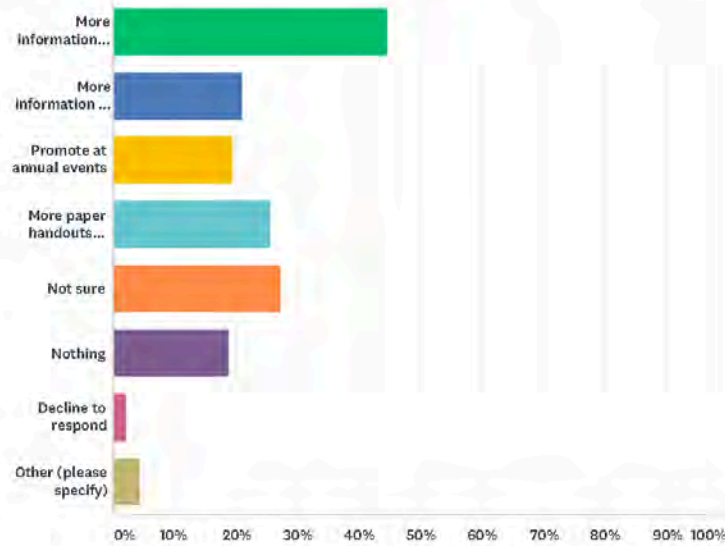


ANSWER CHOICES	RESPONSES	
The landlord paid for the modification, and the rent was increased	9.52%	2
The landlord paid for the modification, and did not increase the rent	28.57%	6
The landlord and the renter shared the costs of the modification, and the rent was increased	0.00%	0
The landlord and the renter shared the costs of the modification, and the rent did not increase	4.76%	1
The renter had to pay for the modification, and the rent was increased	4.76%	1
The renter had to pay for the modification, and the rent did not increase	4.76%	1
Other (please specify)	47.62%	10
TOTAL		21

## Community Housing Assessment Survey

### Q29 What do you think Lee's Summit needs to do more of to educate the public about fair housing rights? (Check All That Apply)

Answered: 413 Skipped: 61

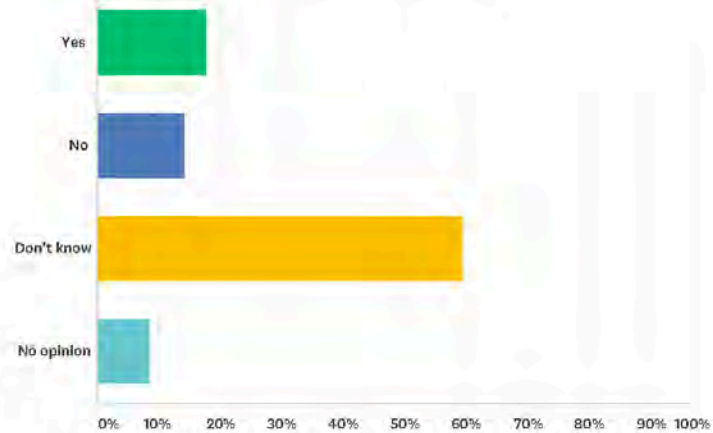


ANSWER CHOICES	RESPONSES	
More information on-line (Lee's Summit website, social media, etc.)	44.55%	184
More information on Lee's Summit government channel.	20.82%	86
Promote at annual events	19.37%	80
More paper handouts (pamphlets, flyers, Lee's Summit magazine, etc.)	25.42%	105
Not sure	27.12%	112
Nothing	18.89%	78
Decline to respond	2.18%	9
Other (please specify)	4.36%	18
Total Respondents: 413		

## Community Housing Assessment Survey

### Q30 Do you think fair housing laws are adequately enforced?

Answered: 421 Skipped: 53

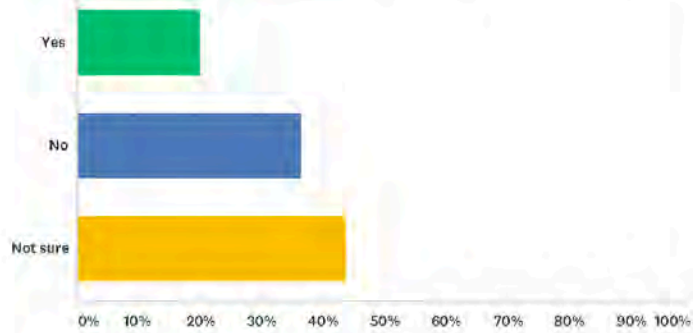


ANSWER CHOICES	RESPONSES	
Yes	17.81%	75
No	14.25%	60
Don't know	59.38%	250
No opinion	8.55%	36
TOTAL		421

## Community Housing Assessment Survey

### Q31 Are fair housing laws hard to understand?

Answered: 417 Skipped: 57

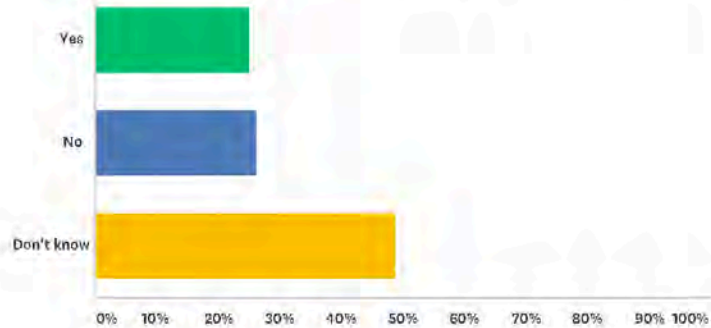


ANSWER CHOICES	RESPONSES	
Yes	19.90%	83
No	36.45%	152
Not sure	43.65%	182
TOTAL		417

## Community Housing Assessment Survey

Q32 Do you think that the affordable price rental units that are offered in Lee's Summit are in good condition and safe?

Answered: 405 Skipped: 69

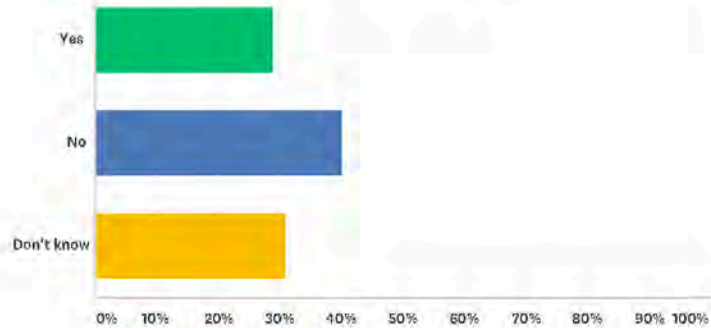


ANSWER CHOICES	RESPONSES	
Yes	25.18%	102
No	26.17%	106
Don't know	48.64%	197
TOTAL		405

## Community Housing Assessment Survey

Q33 Do you think there are enough rental units in an affordable price range in the City of Lee's Summit?

Answered: 404 Skipped: 70

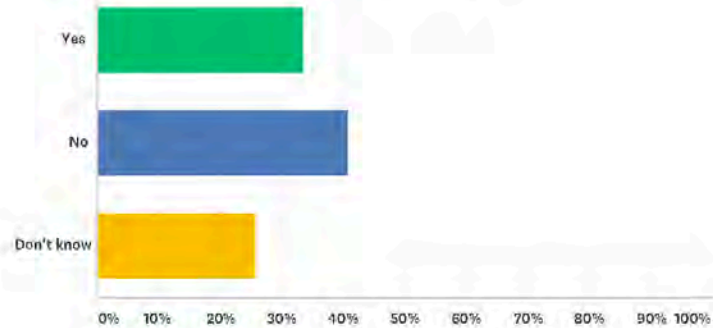


ANSWER CHOICES	RESPONSES	
Yes	28.96%	117
No	40.10%	162
Don't know	30.94%	125
TOTAL		404

## Community Housing Assessment Survey

Q34 Do you think there are enough housing units in an affordable price range in the City of Lee's Summit?

Answered: 404 Skipped: 70

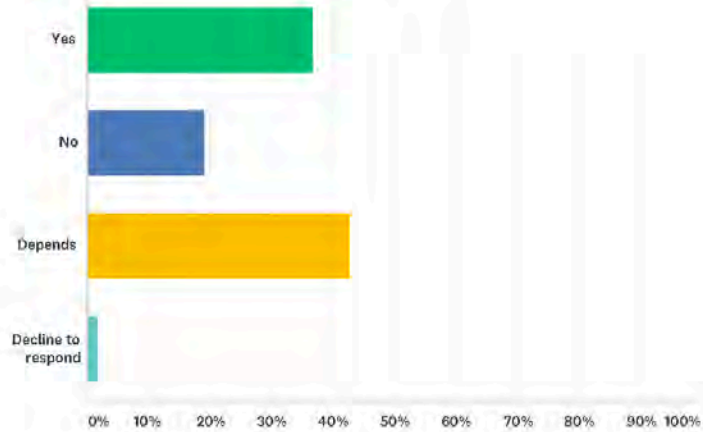


ANSWER CHOICES	RESPONSES	
Yes	33.42%	135
No	40.84%	165
Don't know	25.74%	104
TOTAL		404

## Community Housing Assessment Survey

### Q35 Would you support different types of households moving in to the area?

Answered: 404 Skipped: 70

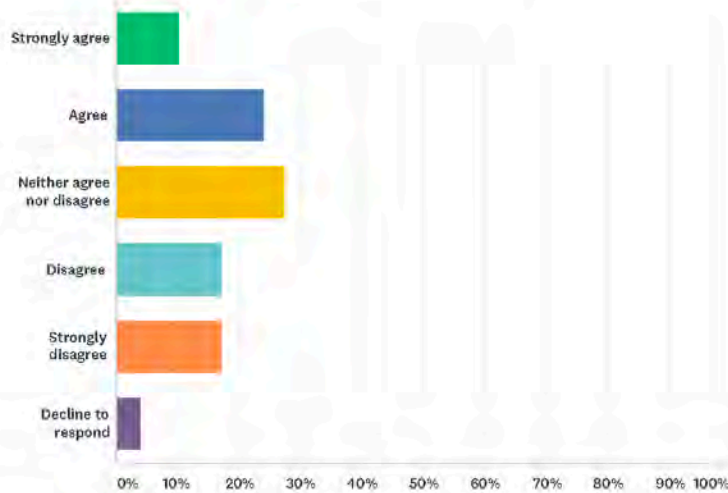


ANSWER CHOICES	RESPONSES	
Yes	36.63%	148
No	19.06%	77
Depends	42.57%	172
Decline to respond	1.73%	7
TOTAL		404

## Community Housing Assessment Survey

### Q36 Would you be supportive of having a group home in the Lee's Summit area?

Answered: 402 Skipped: 72

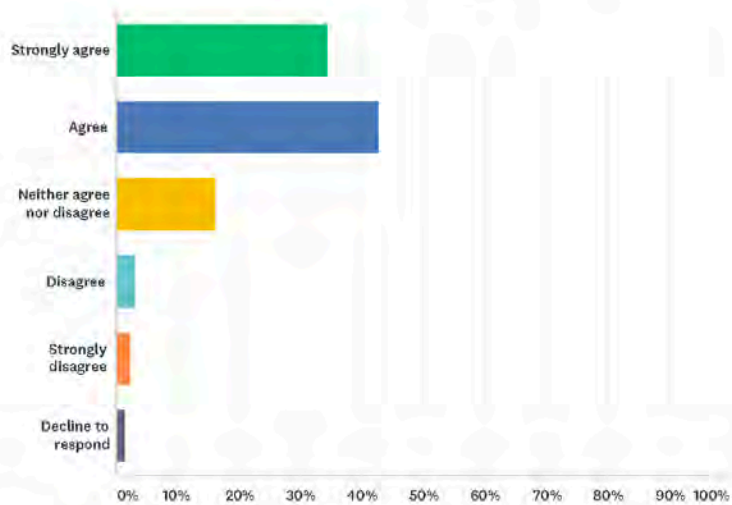


ANSWER CHOICES	RESPONSES	
Strongly agree	10.20%	41
Agree	24.13%	97
Neither agree nor disagree	27.36%	110
Disagree	17.16%	69
Strongly disagree	17.16%	69
Decline to respond	3.98%	16
TOTAL		402

## Community Housing Assessment Survey

### Q37 Would you be supportive of having more housing for the elderly in the Lee's Summit area?

Answered: 405 Skipped: 69

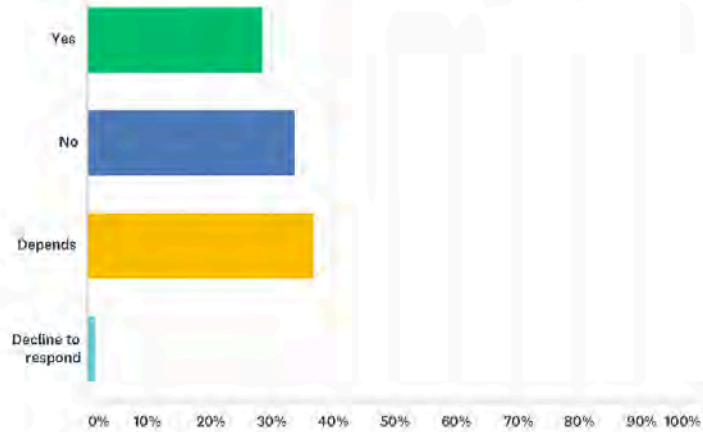


ANSWER CHOICES	RESPONSES	
Strongly agree	34.32%	139
Agree	42.72%	173
Neither agree nor disagree	16.05%	65
Disagree	3.21%	13
Strongly disagree	2.22%	9
Decline to respond	1.48%	6
TOTAL		405

## Community Housing Assessment Survey

Q38 Would you support the construction of mixed use development within one mile of your place of residence?

Answered: 405 Skipped: 69

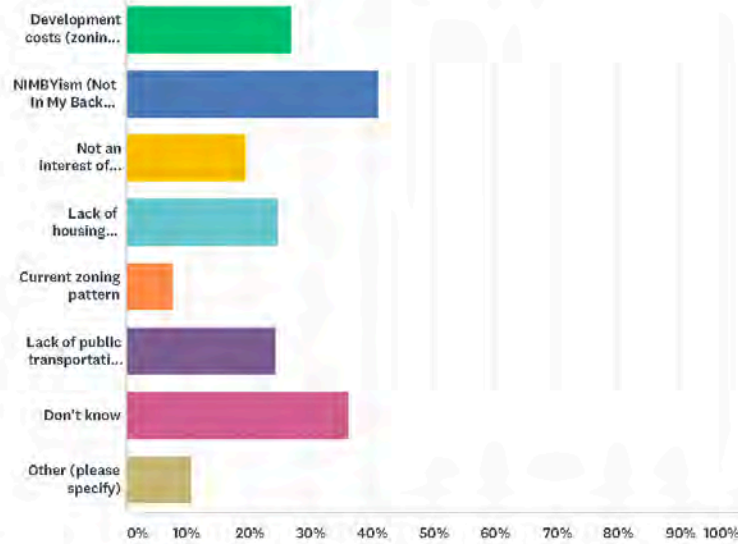


ANSWER CHOICES	RESPONSES	
Yes	28.40%	115
No	33.58%	136
Depends	36.79%	149
Decline to respond	1.23%	5
TOTAL		405

## Community Housing Assessment Survey

### Q39 What are the barriers to affordable housing in Lee's Summit? (Check All That Apply)

Answered: 397 Skipped: 77

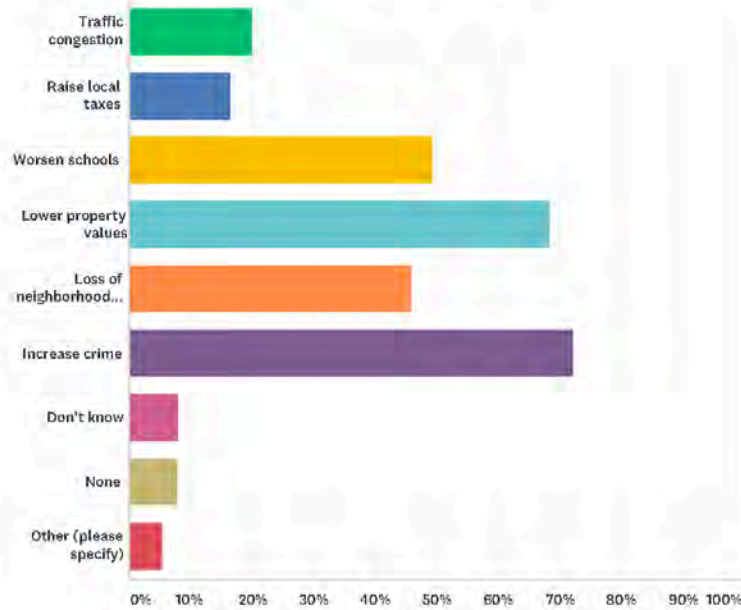


ANSWER CHOICES	RESPONSES	
Development costs (zoning, subdivision fees)	26.70%	106
NIMBYism (Not In My Back Yard)	41.06%	163
Not an interest of area developers	19.40%	77
Lack of housing option/types	24.69%	98
Current zoning pattern	7.56%	30
Lack of public transportation to employment center	24.18%	96
Don't know	36.27%	144
Other (please specify)	10.58%	42
Total Respondents: 397		

## Community Housing Assessment Survey

### Q40 What are your perceived negative impacts of affordable housing? (Check All That Apply)

Answered: 403 Skipped: 71

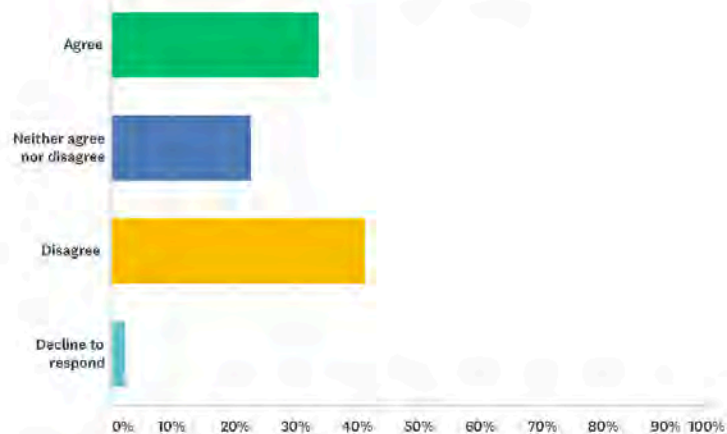


ANSWER CHOICES	RESPONSES	
Traffic congestion	19.85%	80
Raise local taxes	16.63%	67
Worsen schools	49.38%	199
Lower property values	68.49%	276
Loss of neighborhood character	45.91%	185
Increase crime	72.21%	291
Don't know	7.94%	32
None	7.69%	31
Other (please specify)	5.46%	22
Total Respondents: 403		

## Community Housing Assessment Survey

Q41 American Fact Finder-U.S. Census Bureau showed that in 2016, Lee's Summit had a median rent of \$996.00 per month. Average household income was \$80,494 (divide this by 2; each adult would make \$40, 247). To be able to afford the \$996.00, a person has to be making at a minimum of \$19.15 per hour or \$39,840 per year. Do you think the average household size in Lee's Summit can afford this rent, along with other monthly bills?

Answered: 402 Skipped: 72



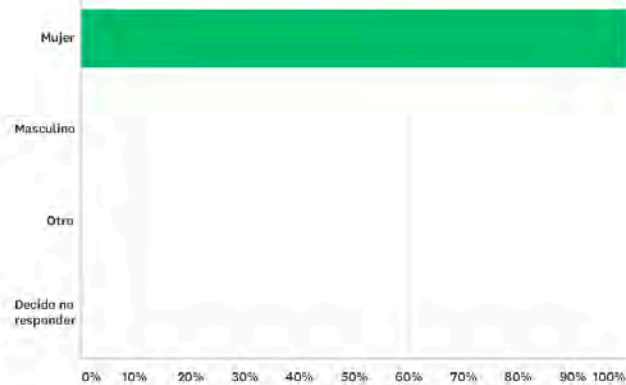
ANSWER CHOICES	RESPONSES	
Agree	33.58%	135
Neither agree nor disagree	22.89%	92
Disagree	41.29%	166
Decline to respond	2.24%	9
TOTAL		402

## Community Survey (Spanish) on Housing

### Encuesta de Evaluación de Vivienda Comunitaria

#### Q1 ¿Cuál es tu género?

Answered: 1 Skipped: 0

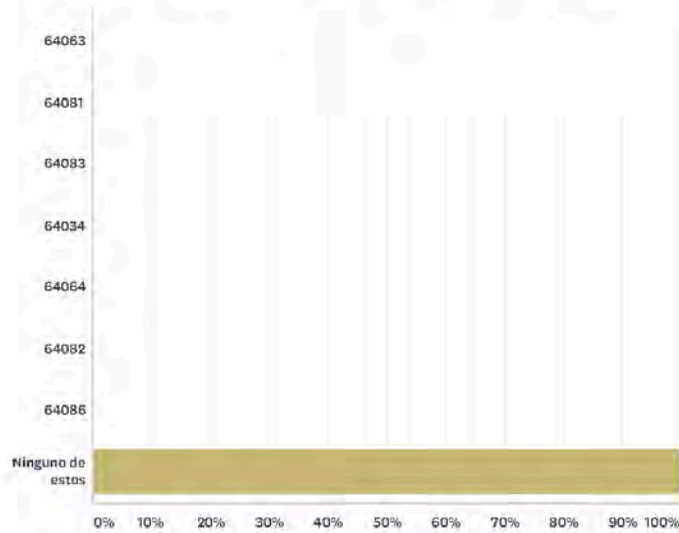


ANSWER CHOICES	RESPONSES
Mujer	100.00% 1
Masculino	0.00% 0
Otro	0.00% 0
Decido no responder	0.00% 0
TOTAL	1

## Encuesta de Evaluación de Vivienda Comunitaria

### Q2 ¿Cuál es su código postal de 5 dígitos?

Answered: 1 Skipped: 0

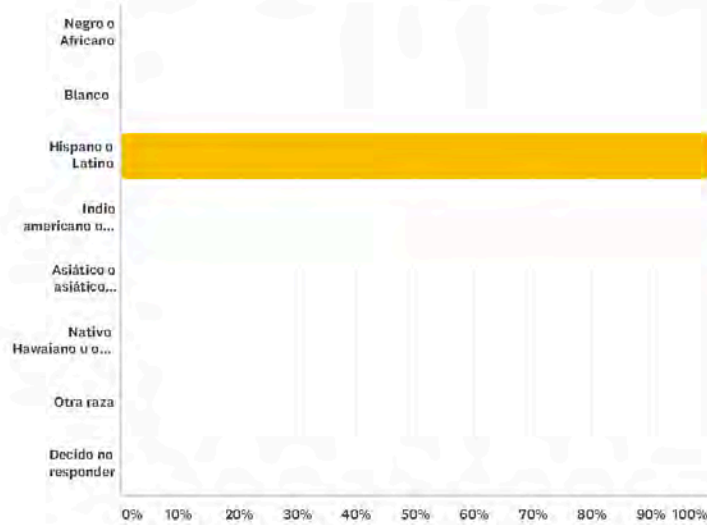


ANSWER CHOICES	RESPONSES
64063	0.00% 0
64081	0.00% 0
64083	0.00% 0
64034	0.00% 0
64064	0.00% 0
64082	0.00% 0
64086	0.00% 0
Ninguno de estos	100.00% 1
TOTAL	1

## Encuesta de Evaluación de Vivienda Comunitaria

### Q3 ¿Cuál es su raza y / o etnicidad? (Marque todo lo que corresponda)

Answered: 1 Skipped: 0

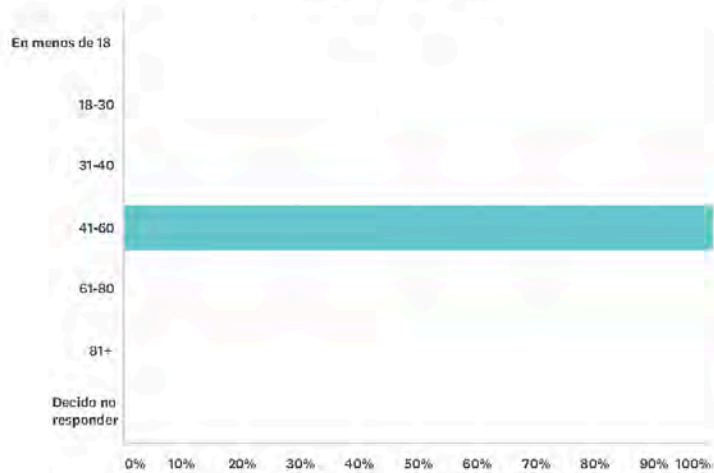


ANSWER CHOICES	RESPONSES	
Negro o Africano	0.00%	0
Blanco	0.00%	0
Hispano o Latino	100.00%	1
Indio americano o nativo de Alaska	0.00%	0
Asiático o asiático americano	0.00%	0
Nativo Hawaiano u otro isleño del Pacífico	0.00%	0
Otra raza	0.00%	0
Decido no responder	0.00%	0
Total Respondents: 1		

## Encuesta de Evaluación de Vivienda Comunitaria

### Q4 ¿Cuál es su edad?

Answered: 1 Skipped: 0

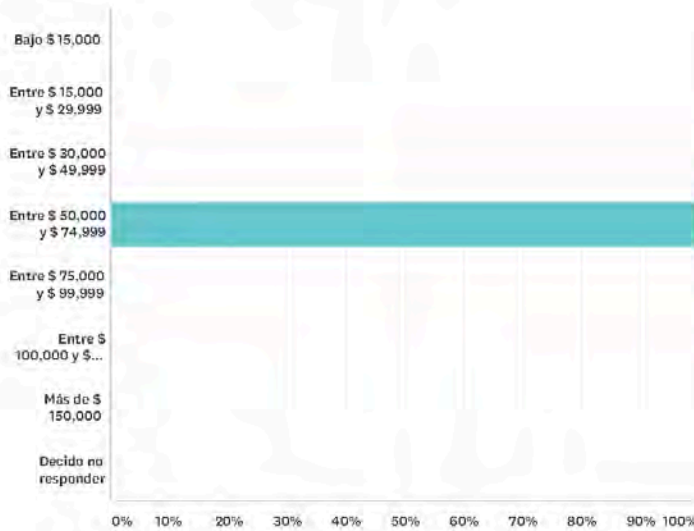


ANSWER CHOICES	RESPONSES	
En menos de 18	0.00%	0
18-30	0.00%	0
31-40	0.00%	0
41-60	100.00%	1
61-80	0.00%	0
81+	0.00%	0
Decido no responder	0.00%	0
TOTAL		1

# Encuesta de Evaluación de Vivienda Comunitaria

## Q5 ¿Cuál es su ingreso familiar anual total antes de impuestos en el año fiscal más reciente?

Answered: 1 Skipped: 0

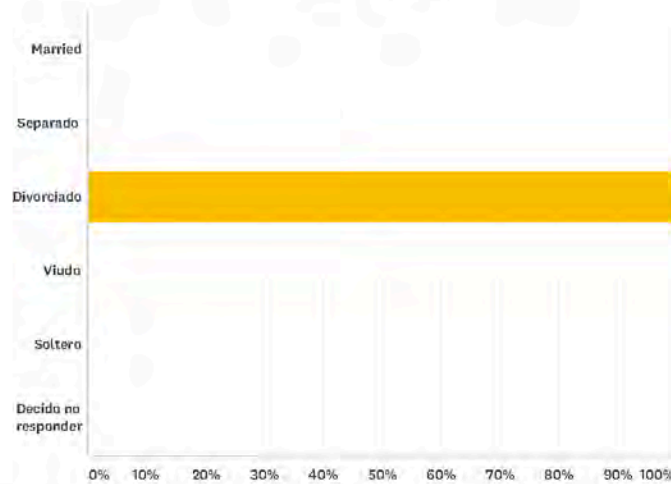


ANSWER CHOICES	RESPONSES	
Bajo \$ 15,000	0.00%	0
Entre \$ 15,000 y \$ 29,999	0.00%	0
Entre \$ 30,000 y \$ 49,999	0.00%	0
Entre \$ 50,000 y \$ 74,999	100.00%	1
Entre \$ 75,000 y \$ 99,999	0.00%	0
Entre \$ 100,000 y \$ 150,000	0.00%	0
Más de \$ 150,000	0.00%	0
Decido no responder	0.00%	0
<b>TOTAL</b>		<b>1</b>

## Encuesta de Evaluación de Vivienda Comunitaria

### Q6 ¿Cuál es su estado civil actual?

Answered: 1 Skipped: 0

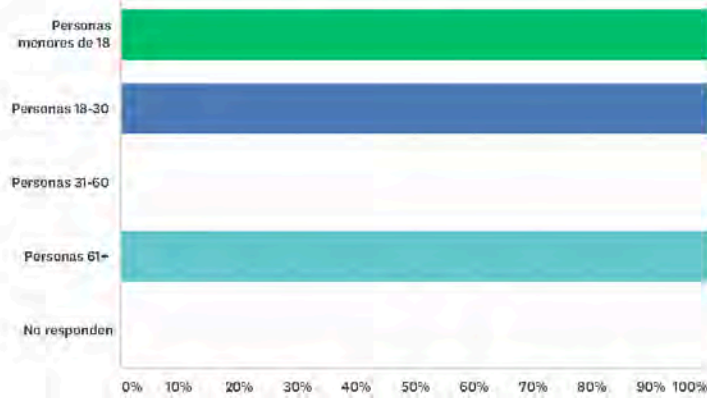


ANSWER CHOICES	RESPONSES	
Married	0.00%	0
Separado	0.00%	0
Divorciado	100.00%	1
Viudo	0.00%	0
Soltero	0.00%	0
Decido no responder	0.00%	0
<b>TOTAL</b>		<b>1</b>

## Encuesta de Evaluación de Vivienda Comunitaria

Q7 Además de usted, ¿tiene alguna de las siguientes personas que viven en su hogar? (Marque todo lo que corresponda)

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Personas menores de 18	100.00%	1
Personas 18-30	100.00%	1
Personas 31-60	0.00%	0
Personas 61+	100.00%	1
No responden	0.00%	0
Total Respondents: 1		

Encuesta de Evaluación de Vivienda Comunitaria

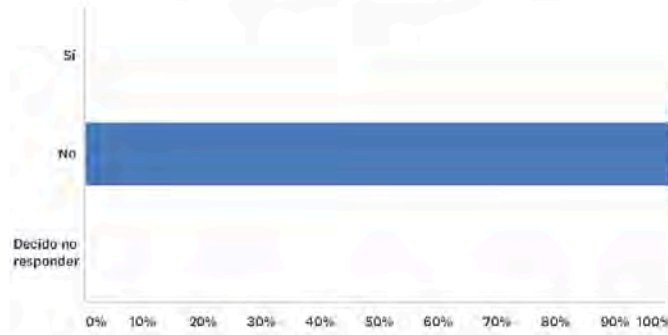
Q8 ¿Cuántas personas viven en su hogar, incluido usted?

0000000000 0000000000

## Encuesta de Evaluación de Vivienda Comunitaria

**Q9 ¿Alguna discapacidad, minusvalía o enfermedad crónica impide que usted y / o su familiar participen en el trabajo, la escuela, las tareas domésticas u otras actividades?**

Answered: 1 Skipped: 0

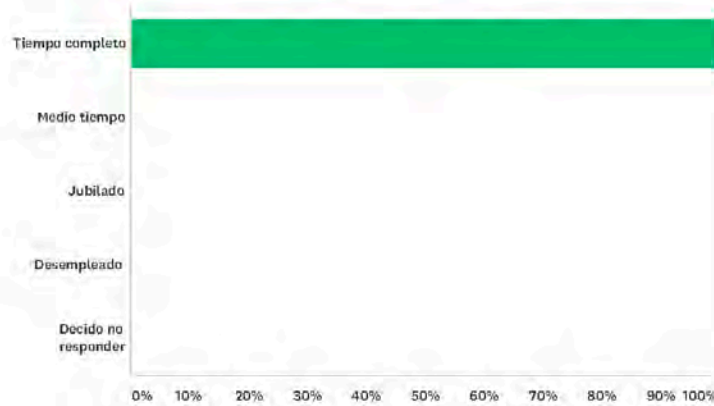


ANSWER CHOICES	RESPONSES	
Si	0.00%	0
No	100.00%	1
Decido no responder	0.00%	0
TOTAL		1

## Encuesta de Evaluación de Vivienda Comunitaria

### Q10 ¿Cuál es su estado actual de empleo?

Answered: 1 Skipped: 0

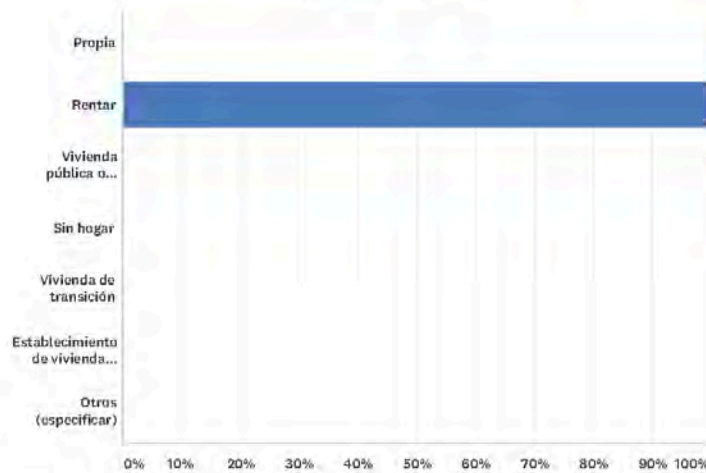


ANSWER CHOICES	RESPONSES
Tiempo completo	100.00%
Medio tiempo	0.00%
Jubilado	0.00%
Desempleado	0.00%
Decido no responder	0.00%
TOTAL	1

## Encuesta de Evaluación de Vivienda Comunitaria

### Q11 ¿Cómo categorizarías su residencia principal?

Answered: 1 Skipped: 0

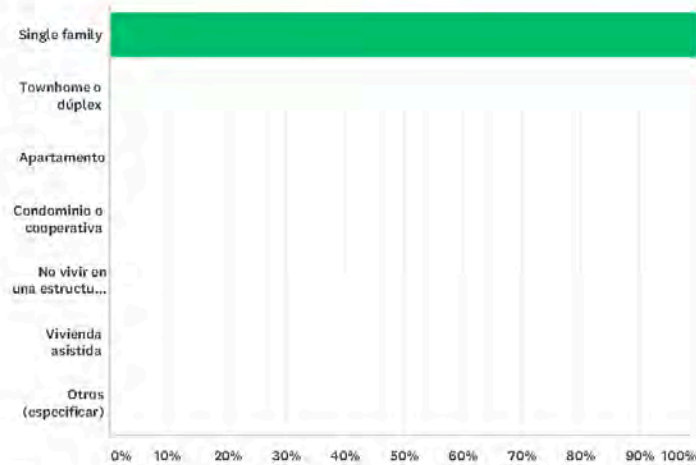


ANSWER CHOICES	RESPONSES	
Propia	0.00%	0
Rentar	100.00%	1
Vivienda pública o Vivienda Elección Vivienda de voucher	0.00%	0
Sin hogar	0.00%	0
Vivienda de transición	0.00%	0
Establecimiento de vivienda institucional	0.00%	0
Otros (especificar)	0.00%	0
<b>TOTAL</b>		<b>1</b>

## Encuesta de Evaluación de Vivienda Comunitaria

### Q12 ¿En qué tipo de estructura de vivienda vives?

Answered: 1 Skipped: 0

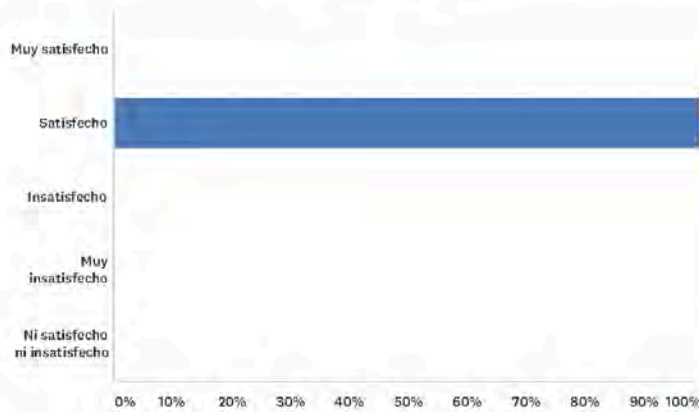


ANSWER CHOICES	RESPONSES	
Single family	100.00%	1
Townhome o dúplex	0.00%	0
Apartamento	0.00%	0
Condominio o cooperativa	0.00%	0
No vivir en una estructura de vivienda	0.00%	0
Vivienda asistida	0.00%	0
Otros (especificar)	0.00%	0
TOTAL		1

## Encuesta de Evaluación de Vivienda Comunitaria

### Q13 ¿Qué tan satisfecho está con su vivienda actual?

Answered: 1 Skipped: 0

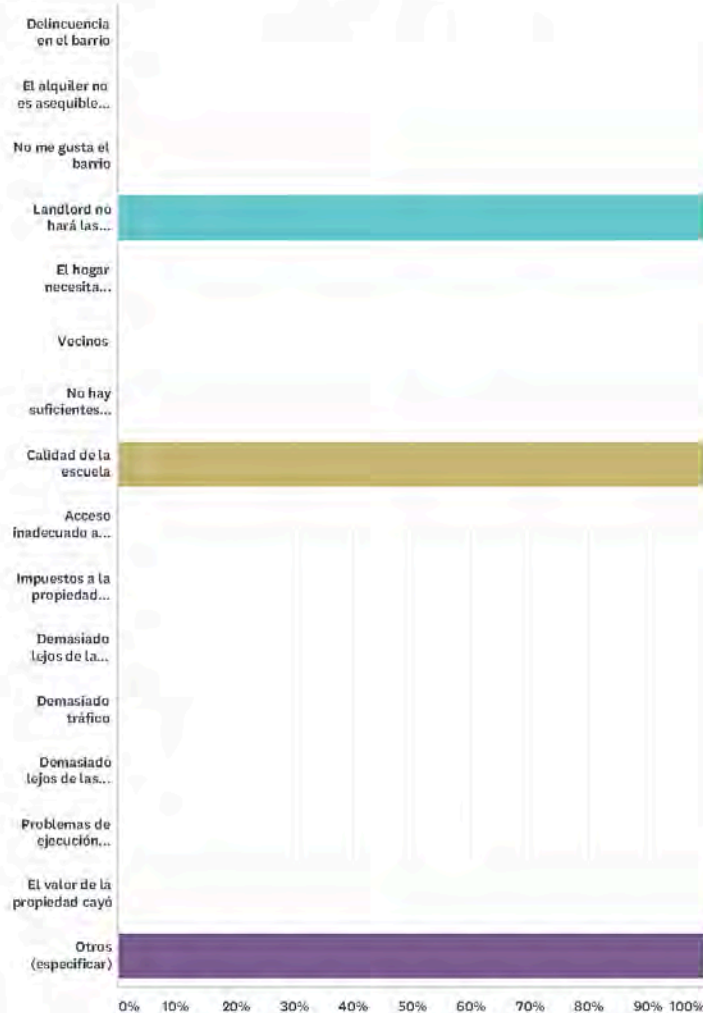


ANSWER CHOICES	RESPONSES	
Muy satisfecho	0.00%	0
Satisfecho	100.00%	1
Insatisfecho	0.00%	0
Muy insatisfecho	0.00%	0
Ni satisfecho ni insatisfecho	0.00%	0
<b>TOTAL</b>		<b>1</b>

## Encuesta de Evaluación de Vivienda Comunitaria

Q14 Si dijo que no estaba muy satisfecho con el # 13, díganos por qué (marque todo lo que corresponda). De lo contrario, si está Muy satisfecho, puede pasar al # 15

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Delincuencia en el barrio	0.00%	0
El alquiler no es asequible para mí	0.00%	0
No me gusta el barrio	0.00%	0
Landlord no hará las reparaciones	100.00%	1
El hogar necesita reparaciones No puedo pagar	0.00%	0
Vecinos	0.00%	0
No hay suficientes oportunidades de trabajo en el área	0.00%	0

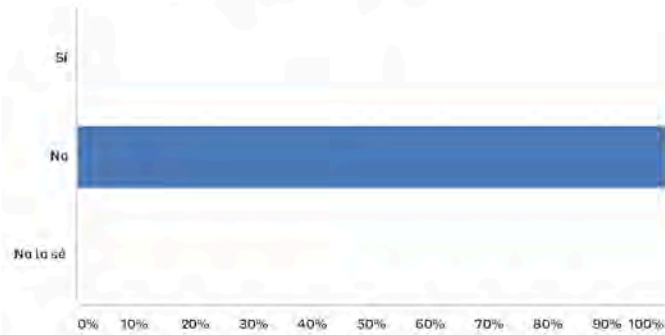
### Encuesta de Evaluación de Vivienda Comunitaria

Calidad de la escuela	100.00%	1
Acceso inadecuado al tránsito	0.00%	0
Impuestos a la propiedad demasiado altos	0.00%	0
Demasiado lejos de la tienda / alimentos frescos	0.00%	0
Demasiado tráfico	0.00%	0
Demasiado lejos de las instalaciones de salud	0.00%	0
Problemas de ejecución hipotecaria	0.00%	0
El valor de la propiedad cayó	0.00%	0
Otros (especificar)	100.00%	1
Total Respondents: 1		

# Encuesta de Evaluación de Vivienda Comunitaria

## Q15 ¿Desea permanecer en su vivienda actual a medida que envejece en la jubilación y más allá?

Answered: 1 Skipped: 0

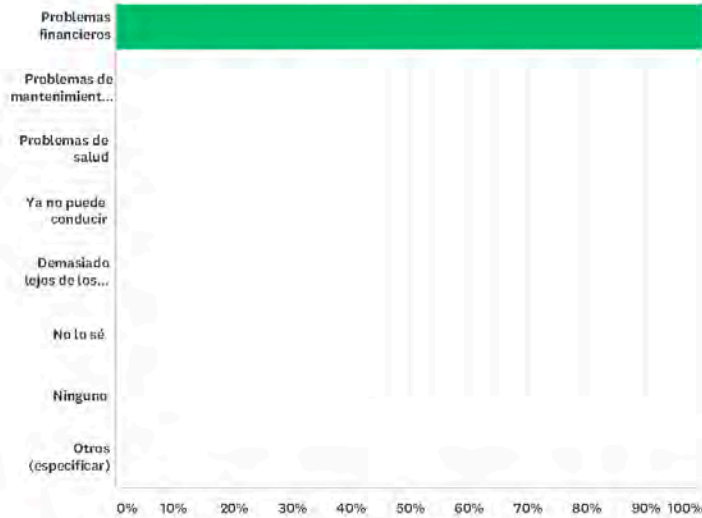


ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	1
No lo sé	0.00%	0
TOTAL		1

## Encuesta de Evaluación de Vivienda Comunitaria

Q16 ¿Cuáles son algunas de sus preocupaciones sobre el envejecimiento en su vivienda actual? (Marque todo lo que corresponda)

Answered: 1 Skipped: 0



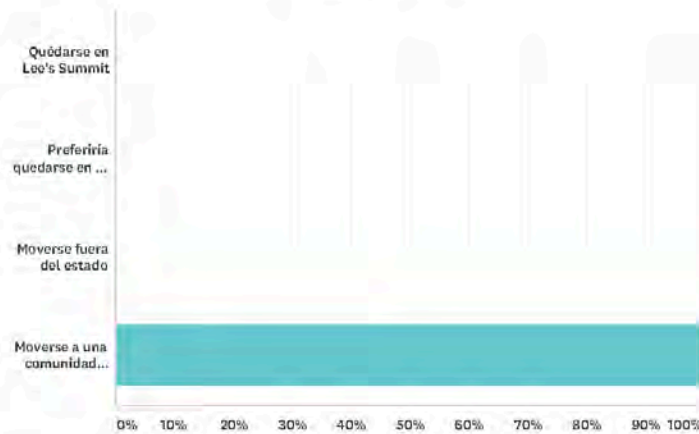
ANSWER CHOICES	RESPONSES	
Problemas financieros	100.00%	1
Problemas de mantenimiento / limpieza	0.00%	0
Problemas de salud	0.00%	0
Ya no puede conducir	0.00%	0
Demasiado lejos de los servicios	0.00%	0
No lo sé	0.00%	0
Ninguno	0.00%	0
Otros (especificar)	0.00%	0
Total Respondents: 1		

## Encuesta de Evaluación de Vivienda Comunitaria

Q17 Si tuviera la oportunidad de mudarse de su vivienda actual, ¿podría

...

Answered: 1 Skipped: 0

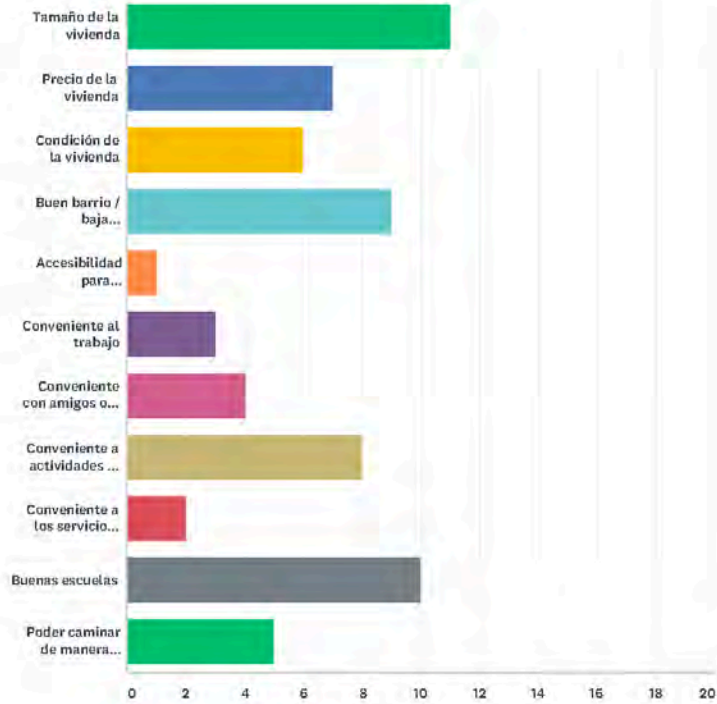


ANSWER CHOICES	RESPONSES	
Quédarse en Lee's Summit	0.00%	0
Preferiría quedarse en la vivienda actual	0.00%	0
Moverse fuera del estado	0.00%	0
Moverse a una comunidad diferente en la región metropolitana de KC	100.00%	1
TOTAL		1

## Encuesta de Evaluación de Vivienda Comunitaria

Q18 ¿Cuáles son las prioridades principales al elegir vivienda? (Por favor, el rango 1 es el más importante y el 11 el menos importante)

Answered: 1 Skipped: 0



	1	2	3	4	5	6	7	8	9	10	11	TOTA
Tamaño de la vivienda	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	
Precio de la vivienda	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	
Condición de la vivienda	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	
Buen barrio / baja delincuencia	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	
Accesibilidad para minusválidos	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	
Conveniente al trabajo	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	
Conveniente con amigos o familia	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	
Conveniente a actividades de ocio (parques, piscinas, compras, etc.)	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	

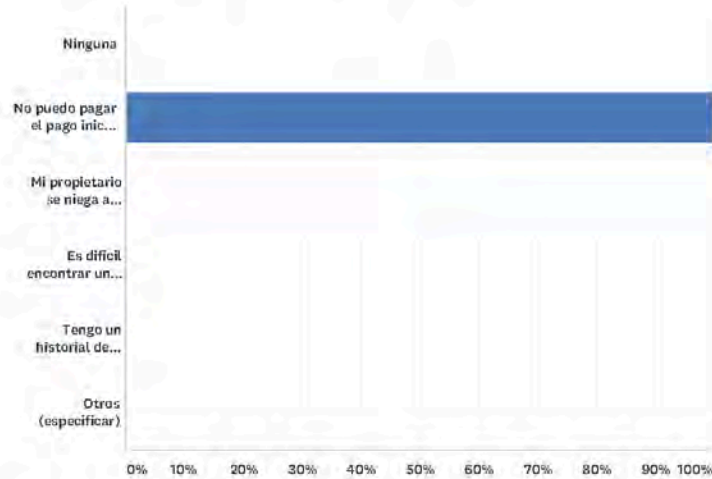
### Encuesta de Evaluación de Vivienda Comunitaria

Conveniente a los servicios públicos (centros de salud, tiendas de abarrotes, oficina de correos, etc.)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0
Buenas escuelas	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Poder caminar de manera segura a todas partes	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0

## Encuesta de Evaluación de Vivienda Comunitaria

### Q19 (INQUILINOS) ¿Alguna vez se ha enfrentado a los siguientes desafíos? (PROPIETARIOS) Pase a la pregunta # 20

Answered: 1 Skipped: 0

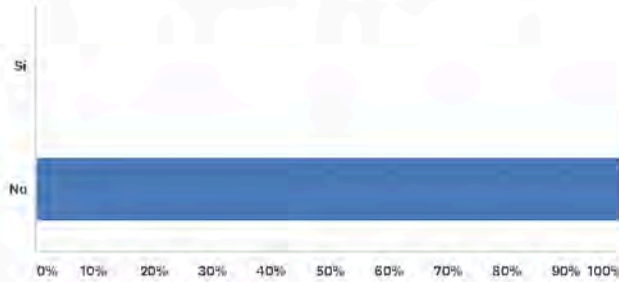


ANSWER CHOICES	RESPONSES	
Ninguna	0.00%	0
No puedo pagar el pago inicial de una casa	100.00%	1
Mi propietario se niega a hacer reparaciones a pesar de mi solicitud	0.00%	0
Es difícil encontrar un propietario que acepte Cupones de Elección de Vivienda (VHC)	0.00%	0
Tengo un historial de crédito malo de desalojos / ejecuciones hipotecarias y no puedo encontrar un lugar para rentar	0.00%	0
Otros (especificar)	0.00%	0
<b>TOTAL</b>		<b>1</b>

Encuesta de Evaluación de Vivienda Comunitaria

Q20 Antes de hoy, ¿Alguna vez ha oído hablar de la Ley de Vivienda Justa o la definición de Vivienda Asequible? (Las definiciones de cada uno se pueden encontrar en la descripción anterior)

Answered: 0 Skipped: 0

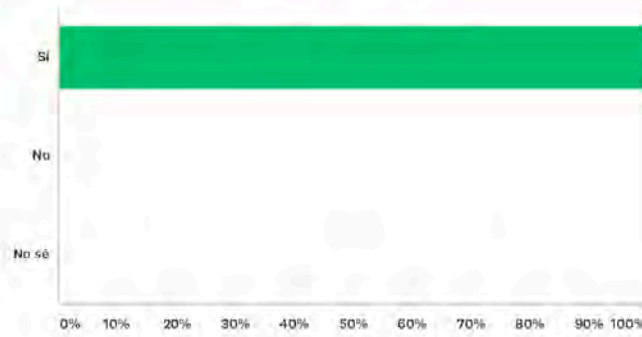


ANSWER CHOICES	RESPONSES	
Si	0.00%	0
No	100.00%	1
TOTAL		1

Encuesta de Evaluación de Vivienda Comunitaria

Q21 ¿Cree que la discriminación en la vivienda ocurre en Lee's Summit?

Answered: 1 Skipped: 0

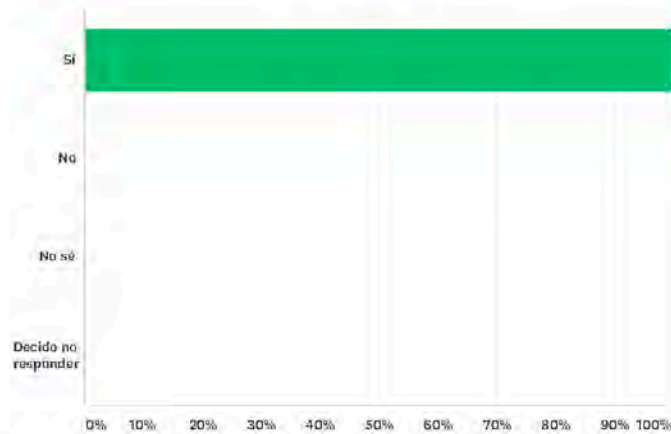


ANSWER CHOICES	RESPONSES	
Si	100.00%	1
No	0.00%	0
No sé	0.00%	0
TOTAL		1

## Encuesta de Evaluación de Vivienda Comunitaria

Q22 ¿Alguna vez, usted o alguien que usted conoce en Lee's Summit, ha sido víctima de discriminación de vivienda?

Answered: 1 Skipped: 0

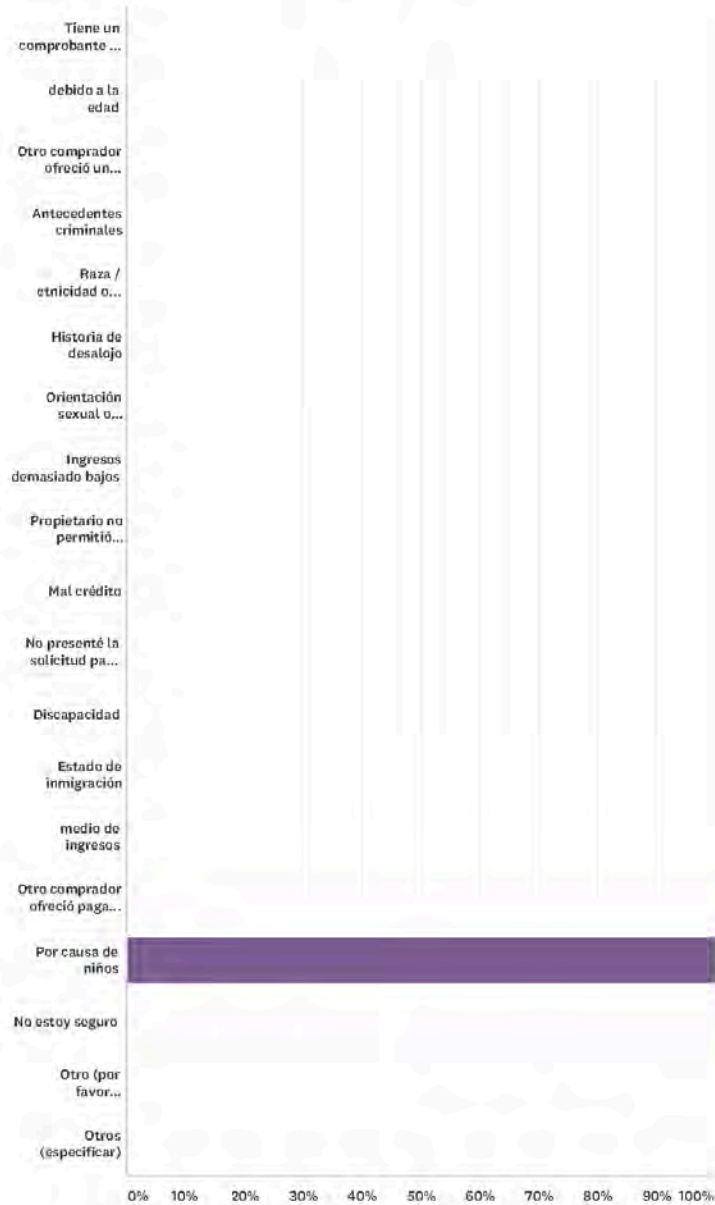


ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
No sé	0.00%	0
Decido no responder	0.00%	0
TOTAL		1

## Encuesta de Evaluación de Vivienda Comunitaria

Q23 Si dijo que sí en el # 22, indique por qué se les negó la vivienda para alquilar o comprar. De lo contrario, puede pasar al # 24

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Tiene un comprobante de opción de vivienda de la Sección 8	0.00%	0
debido a la edad	0.00%	0
Otro comprador ofreció un precio más alto	0.00%	0

25 / 45

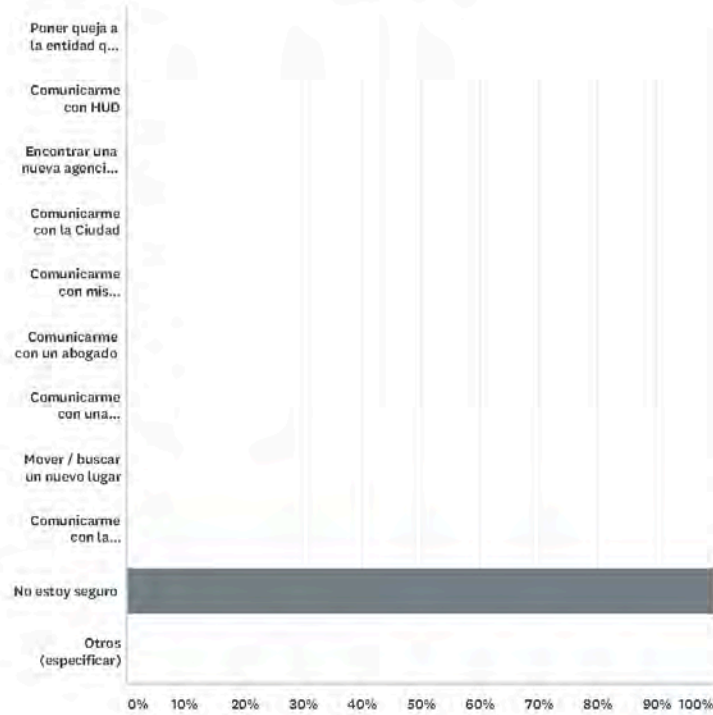
### Encuesta de Evaluación de Vivienda Comunitaria

Antecedentes criminales	0.00%	0
Raza / etnicidad o raza / etnicidad del compañero o compañera	0.00%	0
Historia de desalojo	0.00%	0
Orientación sexual o identidad de género	0.00%	0
Ingresos demasiado bajos	0.00%	0
Propietario no permitió mascotas, incluidos animales de servicio	0.00%	0
Mal crédito	0.00%	0
No presenté la solicitud para rentar lo suficientemente rápido	0.00%	0
Discapacidad	0.00%	0
Estado de inmigración	0.00%	0
medio de ingresos	0.00%	0
Otro comprador ofreció pagar en efectivo	0.00%	0
Por causa de niños	100.00%	1
No estoy seguro	0.00%	0
Otro (por favor especifique)	0.00%	0
Otros (especificar)	0.00%	0
<b>TOTAL</b>		<b>1</b>

## Encuesta de Evaluación de Vivienda Comunitaria

Q24 ¿Qué haría si le discriminaran en una opción de vivienda? (Marque todo lo que corresponda)

Answered: 1 Skipped: 0

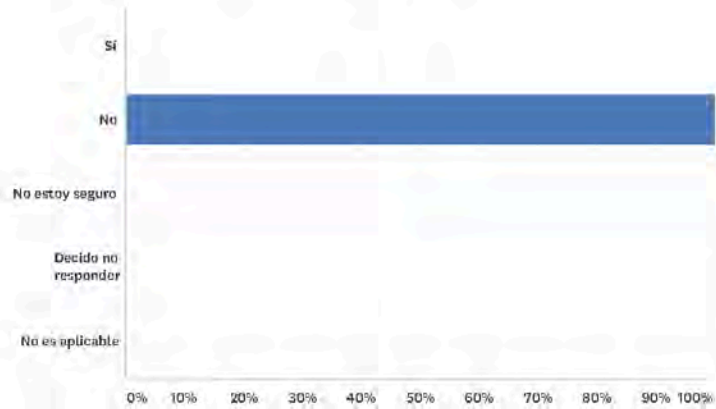


ANSWER CHOICES	RESPONSES	
Poner queja a la entidad que me discriminó	0.00%	0
Comunicarme con HUD	0.00%	0
Encontrar una nueva agencia inmobiliaria / prestamista hipotecario	0.00%	0
Comunicarme con la Ciudad	0.00%	0
Comunicarme con mis representantes del Consejo	0.00%	0
Comunicarme con un abogado	0.00%	0
Comunicarme con una organización local de vivienda justa	0.00%	0
Mover / buscar un nuevo lugar	0.00%	0
Comunicarme con la organización estatal de vivienda justa	0.00%	0
No estoy seguro	100.00%	1
Otros (especificar)	0.00%	0
Total Respondents: 1		

## Encuesta de Evaluación de Vivienda Comunitaria

Q25 ¿Usted o alguien que usted conoce que ha sido discriminado alguna vez ha presentado una queja por discriminación en la vivienda?

Answered: 1 Skipped: 0

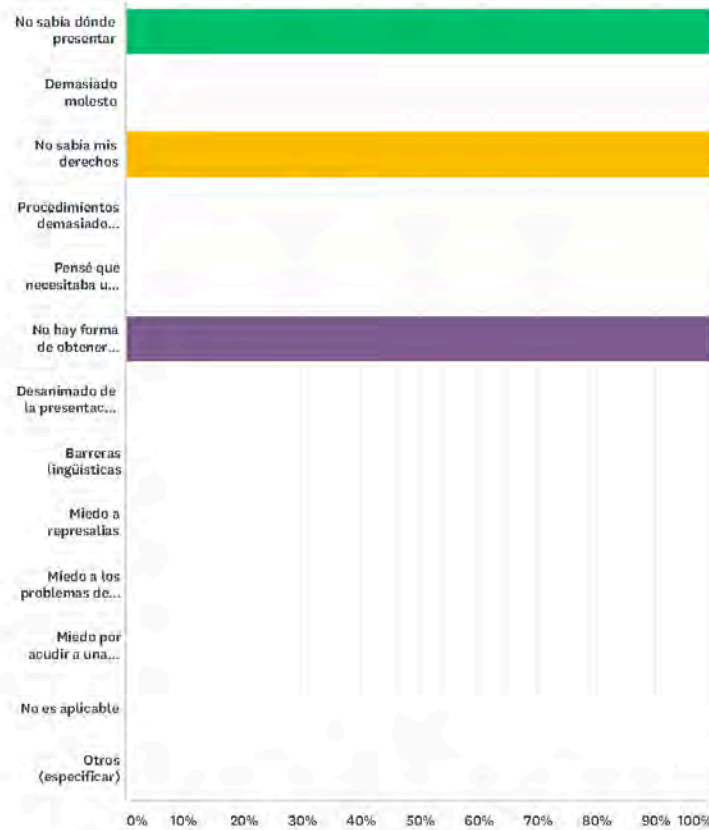


ANSWER CHOICES	RESPONSES	
Si	0.00%	0
No	100.00%	1
No estoy seguro	0.00%	0
Decido no responder	0.00%	0
No es aplicable	0.00%	0
TOTAL		1

## Encuesta de Evaluación de Vivienda Comunitaria

Q26 Si dijo No o No estoy seguro en el # 25, marque todo lo siguiente por qué usted o la otra persona no presentaron la denuncia. (Marque todo lo que corresponda) De lo contrario, puede pasar al # 27.

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES
No sabía dónde presentar	100.00% 1
Demasiado molesto	0.00% 0
No sabía mis derechos	100.00% 1
Procedimientos demasiado complicados	0.00% 0
Pensé que necesitaba un abogado para presentarme	0.00% 0
No hay forma de obtener ayuda	100.00% 1
Desanimado de la presentación por amigos / familia	0.00% 0
Barreras lingüísticas	0.00% 0
Miedo a represalias	0.00% 0
Miedo a los problemas de inmigración	0.00% 0
Miedo por acudir a una agencia gubernamental para recibir asistencia	0.00% 0

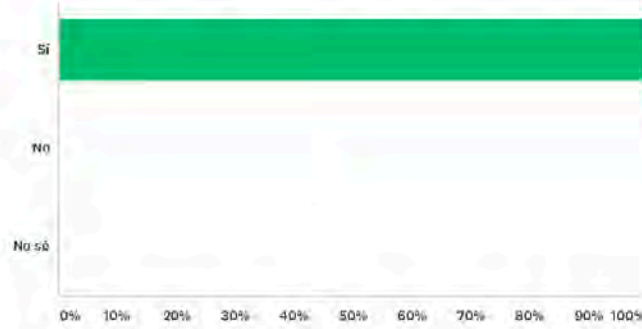
### Encuesta de Evaluación de Vivienda Comunitaria

No es aplicable	0.00%	0
Otros (especificar)	0.00%	0
Total Respondents: 1		

Encuesta de Evaluación de Vivienda Comunitaria

Q27 (Inquilinos) ¿Alguna vez, usted o alguien que conoce, ha pedido al propietario que modifique la unidad por rentar para acomodar una discapacidad?

Answered: 1 Skipped: 0

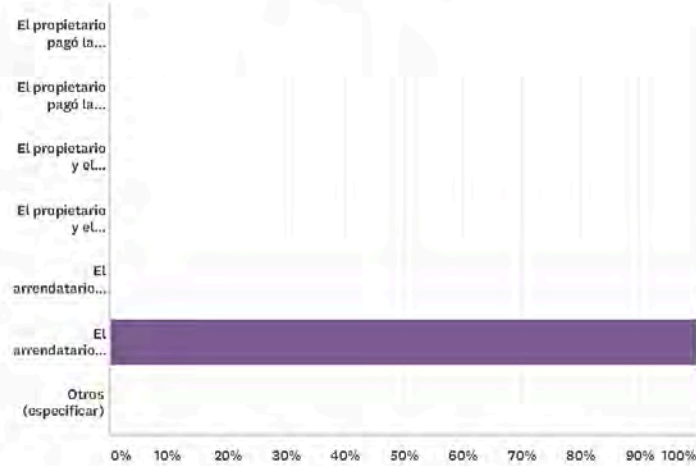


ANSWER CHOICES	RESPONSES	
Si	100.00%	1
No	0.00%	0
No sé	0.00%	0
TOTAL		1

## Encuesta de Evaluación de Vivienda Comunitaria

Q28 Si dijo que sí en el # 27, díganos quién fue el responsable de la modificación. De lo contrario, puede pasar al # 29

Answered: 1 Skipped: 0

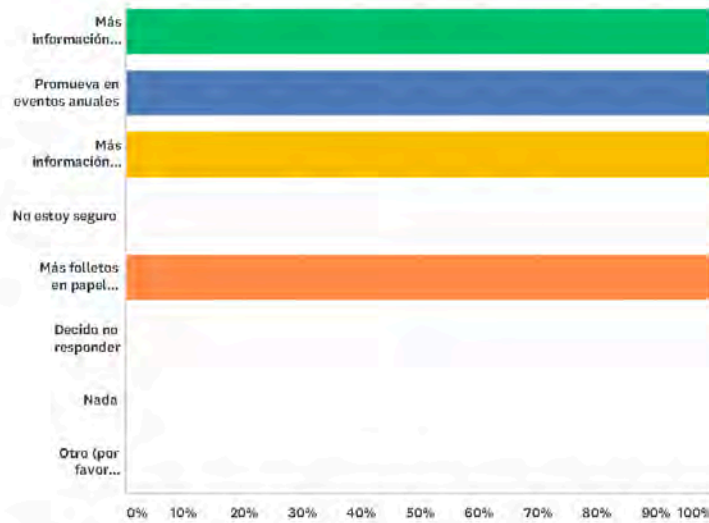


ANSWER CHOICES	RESPONSES	
El propietario pagó la modificación y aumentó la renta	0.00%	0
El propietario pagó la modificación y no aumentó la renta	0.00%	0
El propietario y el arrendatario compartieron los costos de la modificación, y la renta se incrementó	0.00%	0
El propietario y el arrendatario compartieron los costos de la modificación y la renta no aumentó	0.00%	0
El arrendatario tuvo que pagar la modificación, y la renta se incrementó	0.00%	0
El arrendatario tuvo que pagar la modificación y la renta no aumentó	100.00%	1
Otros (especificar)	0.00%	0
TOTAL		1

## Encuesta de Evaluación de Vivienda Comunitaria

Q29 ¿Qué cree que la ciudad de Lee's Summit necesita hacer más para educar más al público sobre los derechos de vivienda justa? (Marque todo lo que corresponda)

Answered: 1 Skipped: 0

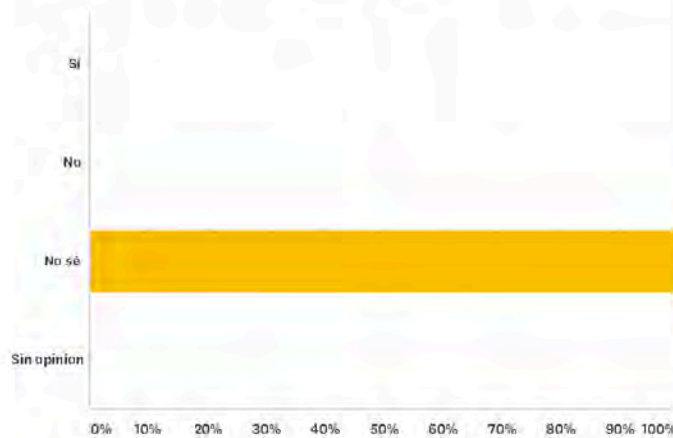


ANSWER CHOICES	RESPONSES
Más información online (sitio web de Lee's Summit, redes sociales, etc.)	100.00% 1
Promueva en eventos anuales	100.00% 1
Más información sobre el canal gubernamental de Lee's Summit	100.00% 1
No estoy seguro	0.00% 0
Más folletos en papel (panfletos, folletos, la revista Lee's Summit, etc.)	100.00% 1
Decido no responder	0.00% 0
Nada	0.00% 0
Otro (por favor especifique)	0.00% 0
Total Respondents: 1	

## Encuesta de Evaluación de Vivienda Comunitaria

### Q30 ¿Cree que las leyes de vivienda justa se aplican adecuadamente?

Answered: 1 Skipped: 0

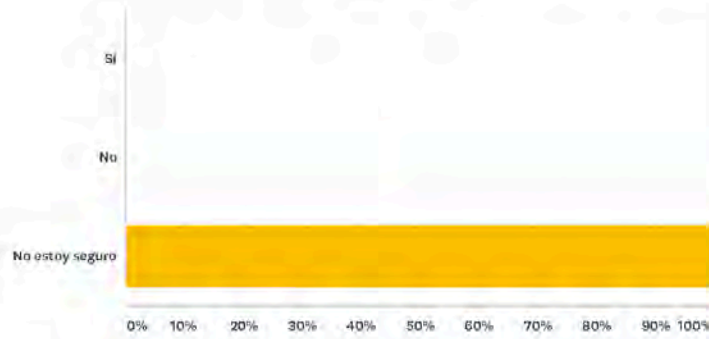


ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	0.00%	0
No sé	100.00%	1
Sin opinion	0.00%	0
TOTAL		1

Encuesta de Evaluación de Vivienda Comunitaria

Q31 ¿Las leyes de vivienda justa son difíciles de entender?

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Si	0.00%	0
No	0.00%	0
No estoy seguro	100.00%	1
TOTAL		1

Encuesta de Evaluación de Vivienda Comunitaria

Q32 ¿Cree que las unidades por rentar de precio asequible que se ofrecen en Lee's Summit están en buenas condiciones y son seguras?

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Si	0.00%	0
No	0.00%	0
No sé	0.00%	0
TOTAL		0

Encuesta de Evaluación de Vivienda Comunitaria

Q33 ¿Cree que hay suficientes unidades por rentar en un rango de precios asequible en Lee's Summit?

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Si	0.00%	0
No	0.00%	0
No sé	0.00%	0
TOTAL		0

Encuesta de Evaluación de Vivienda Comunitaria

Q34 ¿Cree que hay suficientes unidades de vivienda en un rango de precios asequible en Lee's Summit?

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Si	0.00%	0
No	0.00%	0
No sé	0.00%	0
TOTAL		0

## Encuesta de Evaluación de Vivienda Comunitaria

### Q35 ¿Apoyaría diferentes tipos de hogares que se muden a la zona?

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Si	0.00%	0
No	0.00%	0
No sé	0.00%	0
Decido no responder	0.00%	0
TOTAL		0

Encuesta de Evaluación de Vivienda Comunitaria

Q36 ¿Serías partidario de tener un hogar grupal en el área de Lee's Summit?

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Totalmente de acuerdo	0.00%	0
De acuerdo	0.00%	0
No estoy de acuerdo	0.00%	0
Totalmente en desacuerdo	0.00%	0
Ni de acuerdo ni en desacuerdo	0.00%	0
Decido no responder	0.00%	0
TOTAL		0

Encuesta de Evaluación de Vivienda Comunitaria

Q37 ¿Sería partidario de tener más viviendas para los ancianos en el área de Lee's Summit?

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Totalmente de acuerdo	0.00%	0
De acuerdo	0.00%	0
No estoy de acuerdo	0.00%	0
Totalmente en desacuerdo	0.00%	0
Ni de acuerdo ni en desacuerdo	0.00%	0
Decida no responder	0.00%	0
TOTAL		0

## Encuesta de Evaluación de Vivienda Comunitaria

Q38 ¿Apoyaría la construcción del desarrollo de uso mixto a menos de una milla de su lugar de residencia?

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Totalmente de acuerdo	0.00%	0
De acuerdo	0.00%	0
No estoy de acuerdo	0.00%	0
Totalmente en desacuerdo	0.00%	0
Ni de acuerdo ni en desacuerdo	0.00%	0
No responden	0.00%	0
TOTAL		0

## Encuesta de Evaluación de Vivienda Comunitaria

### Q39 ¿Cuáles son las barreras a la vivienda asequible en Lee's Summit? (Marque todo lo que corresponda)

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Costos de desarrollo (zonificación, tarifas de subdivisión)	0.00%	0
Falta de opción / tipos de vivienda	0.00%	0
No es un interés de los desarrolladores del área	0.00%	0
NIMBYism (Not In My Back Yard)	0.00%	0
Falta de transporte público al centro de empleo	0.00%	0
Patrón de zonificación actual	0.00%	0
No lo sé	0.00%	0
Otro (por favor especifique)	0.00%	0
Total Respondents: 0		

## Encuesta de Evaluación de Vivienda Comunitaria

### Q40 ¿Cuáles son sus impactos negativos percibidos de la vivienda asequible? (Marque todo lo que corresponda)

Answered: 0 Skipped: 1

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Pérdida del carácter del vecindario	0.00%	0
Aumentar los impuestos locales	0.00%	0
Empeorar las escuelas	0.00%	0
Menores valores de propiedad	0.00%	0
Aumenta el crimen	0.00%	0
Congestión de tráfico	0.00%	0
No se	0.00%	0
Otro (por favor especifique)	0.00%	0
Total Respondents: 0		

# Encuesta de Evaluación de Vivienda Comunitaria

Q41 American Fact Finder-U.S. La Oficina del Censo mostró que en 2016, Lee's Summit tuvo una renta promedio de \$ 996.00 por mes. El ingreso familiar promedio fue de \$ 80,494 (divida esto entre 2, cada adulto ganaría \$ 40, 247). Para poder pagar los \$ 996.00, una persona tiene que estar ganando un mínimo de \$ 19.15 por hora o \$ 39.840 por año. ¿Cree que el tamaño medio de un hogar en Lee's Summit puede pagar esta renta, junto con otras facturas mensuales?

Answered: 0 Skipped: 1

⚠ No matching responses.

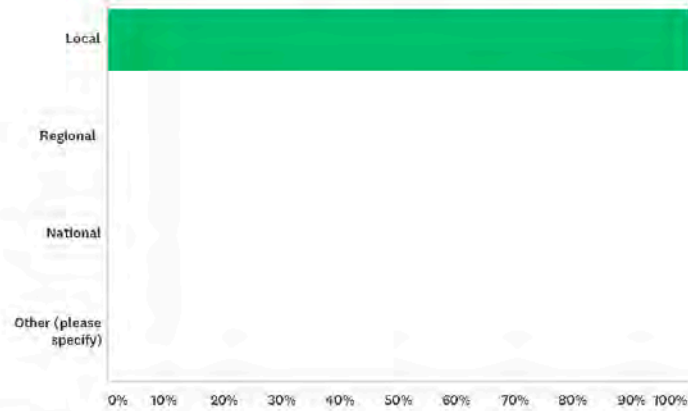
ANSWER CHOICES	RESPONSES	
Acuerdo	0.00%	0
No estoy de acuerdo	0.00%	0
Ni estoy de acuerdo ni estoy en desacuerdo	0.00%	0
Decida no responder	0.00%	0
TOTAL		0

## Builder/Developer Survey on Housing

### Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q1 How would you categorize the company that you own/work for based on its development market?

Answered: 5 Skipped: 0

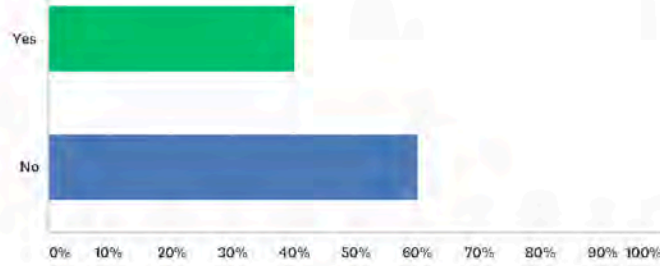


ANSWER CHOICES	RESPONSES	
Local	100.00%	5
Regional	0.00%	0
National	0.00%	0
Other (please specify)	0.00%	0
TOTAL		5

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q2 Has your company developed/built in Lee's Summit in the last ten years?

Answered: 5 Skipped: 0

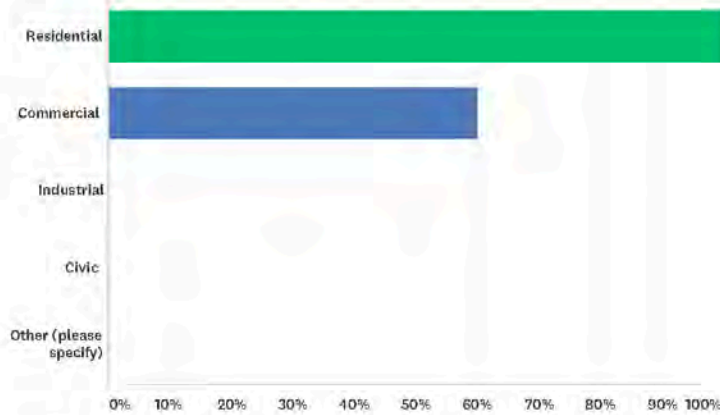


ANSWER CHOICES	RESPONSES	
Yes	40.00%	2
No	60.00%	3
TOTAL		5

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

## Q3 What is the type of development has your company been involved in? (Check All That Apply)

Answered: 5 Skipped: 0

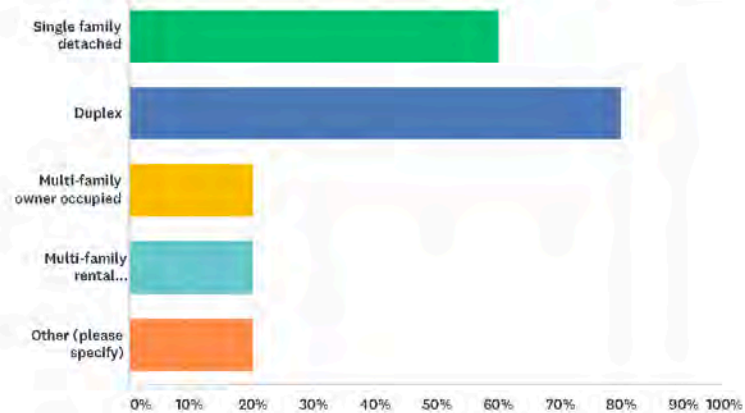


ANSWER CHOICES	RESPONSES	
Residential	100.00%	5
Commercial	60.00%	3
Industrial	0.00%	0
Civic	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 5		

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q4 If you said residential in #3, which type of structures do you build?  
(Check All That Apply) Otherwise you can skip to #7

Answered: 5 Skipped: 0

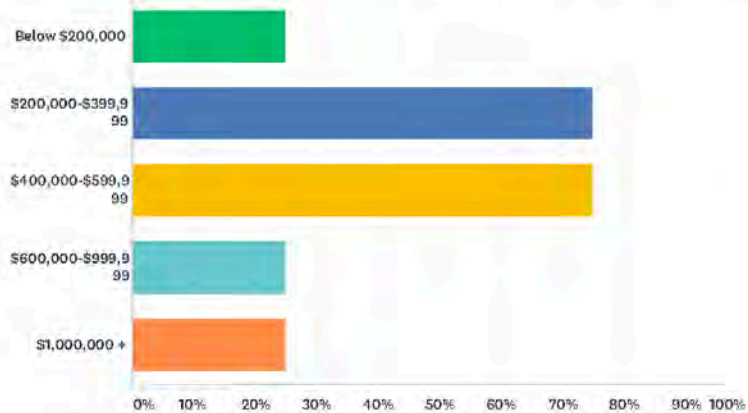


ANSWER CHOICES	RESPONSES	
Single family detached	60.00%	3
Duplex	80.00%	4
Multi-family owner occupied	20.00%	1
Multi-family rental apartments	20.00%	1
Other (please specify)	20.00%	1
Total Respondents: 5		

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q5 If you said single family detached structures on #4, what are the price ranges? (Check All That Apply) Otherwise you can skip to #6

Answered: 4 Skipped: 1

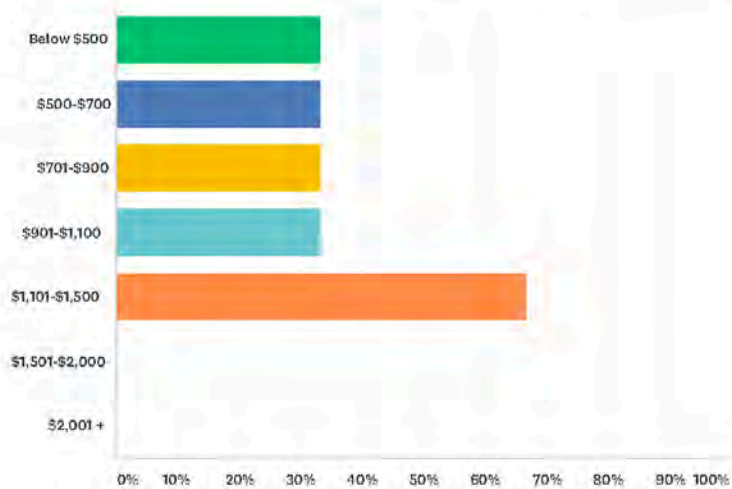


ANSWER CHOICES	RESPONSES	
Below \$200,000	25.00%	1
\$200,000-\$399,999	75.00%	3
\$400,000-\$599,999	75.00%	3
\$600,000-\$999,999	25.00%	1
\$1,000,000 +	25.00%	1
Total Respondents: 4		

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q6 If you said rental structures on #4, what are the ranges of rent?  
(Check All That Apply) Otherwise you can skip to #7

Answered: 3 Skipped: 2

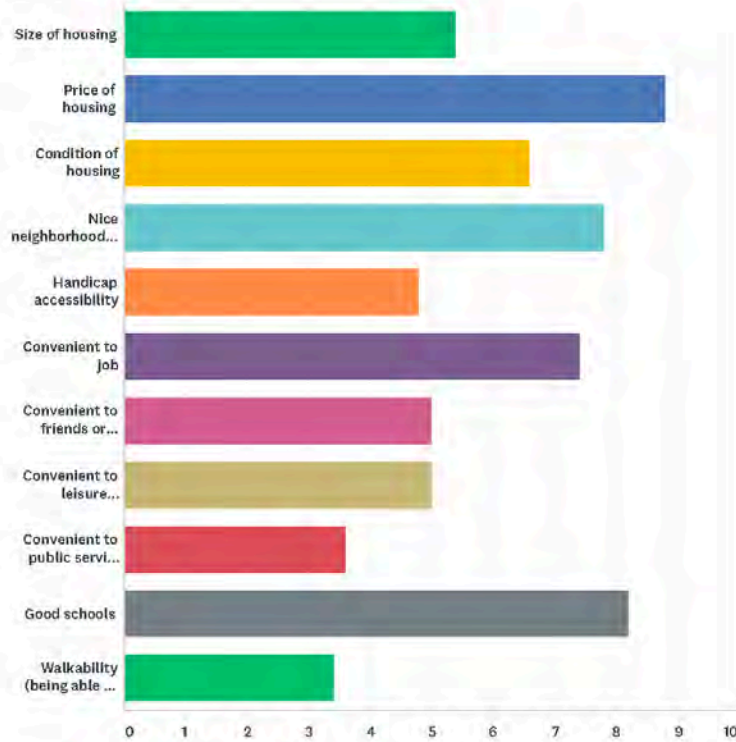


ANSWER CHOICES	RESPONSES	
Below \$500	33.33%	1
\$500-\$700	33.33%	1
\$701-\$900	33.33%	1
\$901-\$1,100	33.33%	1
\$1,101-\$1,500	66.67%	2
\$1,501-\$2,000	0.00%	0
\$2,001 +	0.00%	0
Total Respondents: 3		

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q7 What do you see from your clients (or yourself, if you do not build residential) to be the primary priorities when choosing housing? (Please rank 1 being most important and 11 being least important)

Answered: 5 Skipped: 0



	1	2	3	4	5	6	7	8	9	10	11	TOTAL
Size of housing	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	20.00% 1	20.00% 1	0.00% 0	5
Price of housing	60.00% 3	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	5
Condition of housing	0.00% 0	0.00% 0	0.00% 0	40.00% 2	20.00% 1	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	5
Nice neighborhood/low crime	0.00% 0	20.00% 1	20.00% 1	20.00% 1	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5
Handicap accessibility	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	0.00% 0	0.00% 0	0.00% 0	40.00% 2	5
Convenient to job	0.00% 0	20.00% 1	0.00% 0	20.00% 1	20.00% 1	40.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5
Convenient to friends or family	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	40.00% 2	20.00% 1	20.00% 1	0.00% 0	0.00% 0	5
Convenient to leisure activities (parks, pools, shopping, etc.)	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00% 1	20.00% 1	20.00% 1	0.00% 0	5

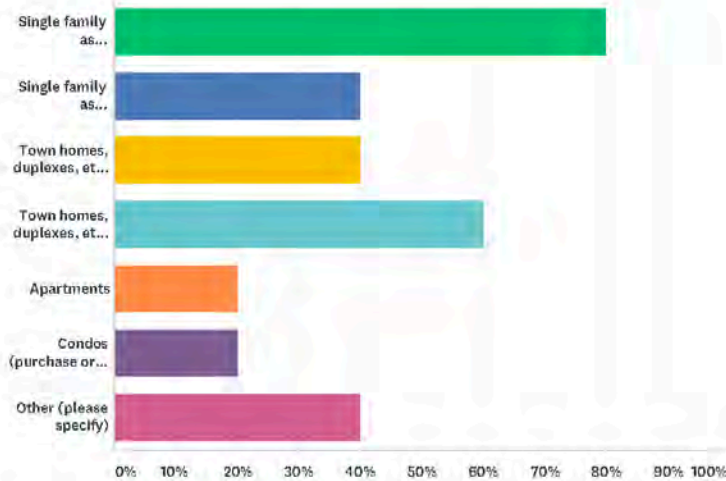
### Real Estate Developers/ Builders Survey for Fair Housing Assessment

Convenient to public services (health facilities, grocery stores, post office, etc.)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	40.00% 2	0.00% 0	40.00% 2	0.00% 0	5
Good schools	20.00% 1	0.00% 0	60.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	5
Walkability (being able to safely walk everywhere)	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	40.00% 2	5

Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q8 What type of housing do you believe the market demands more of in Lee's Summit? (Check All That Apply)

Answered: 5 Skipped: 0

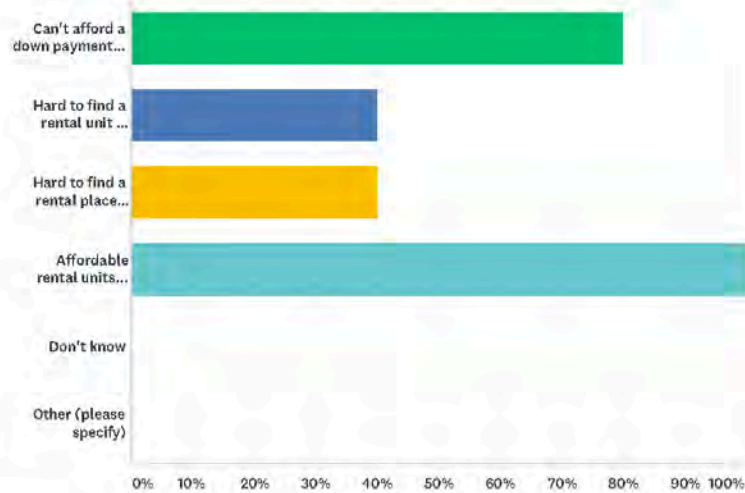


ANSWER CHOICES	RESPONSES	
Single family as owner-occupied	80.00%	4
Single family as renter-occupied	40.00%	2
Town homes, duplexes, etc. as owner-occupied	40.00%	2
Town homes, duplexes, etc. as renter-occupied	60.00%	3
Apartments	20.00%	1
Condos (purchase or rental)	20.00%	1
Other (please specify)	40.00%	2
Total Respondents: 5		

## Real Estate Developers/ Builders Survey for Fair Housing Assessment

### Q9 Do you think renters today are faced with the following challenges? (Check All That Apply)

Answered: 5 Skipped: 0

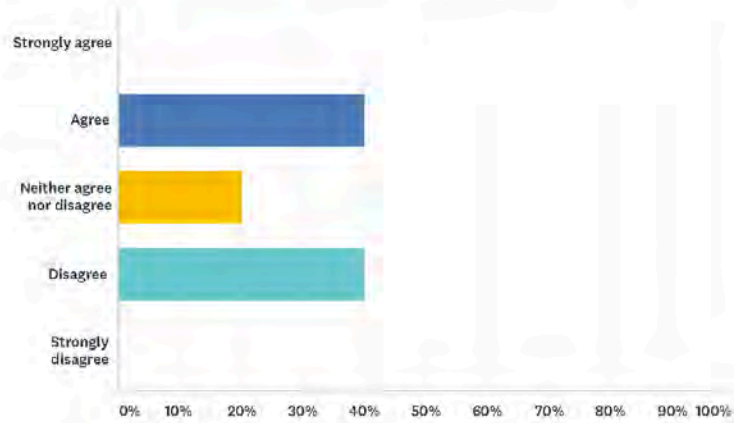


ANSWER CHOICES	RESPONSES	
Can't afford a down payment to buy a house	80.00%	4
Hard to find a rental unit in Lee's Summit within their financial ability	40.00%	2
Hard to find a rental place that accepts housing vouchers	40.00%	2
Affordable rental units are generally in undesirable conditions	100.00%	5
Don't know	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 5		

## Real Estate Developers/ Builders Survey for Fair Housing Assessment

### Q10 Do you think our community offers age friendly housing in general?

Answered: 5 Skipped: 0

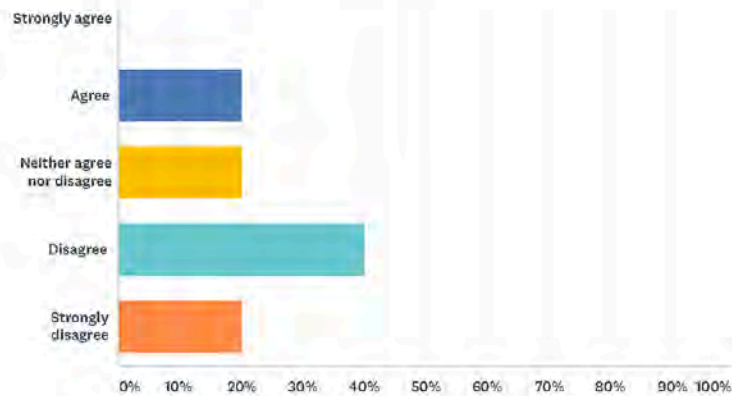


ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	40.00%	2
Neither agree nor disagree	20.00%	1
Disagree	40.00%	2
Strongly disagree	0.00%	0
<b>TOTAL</b>		<b>5</b>

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q11 Do you think our single family and multifamily housing are suitable for the elderly? (Not including, assisted living, retirement communities, etc.)

Answered: 5 Skipped: 0

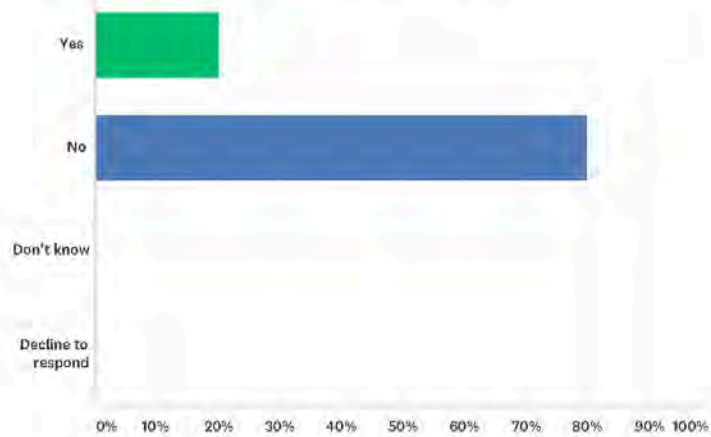


ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	20.00%	1
Neither agree nor disagree	20.00%	1
Disagree	40.00%	2
Strongly disagree	20.00%	1
TOTAL		5

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

## Q12 Have you or someone you know in Lee's Summit ever experienced housing discrimination?

Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	20.00%	1
No	80.00%	4
Don't know	0.00%	0
Decline to respond	0.00%	0
TOTAL		5

Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q13 If you said Yes on #12, please check all of the following that apply.  
Otherwise you can skip to #14

Answered: 0 Skipped: 5

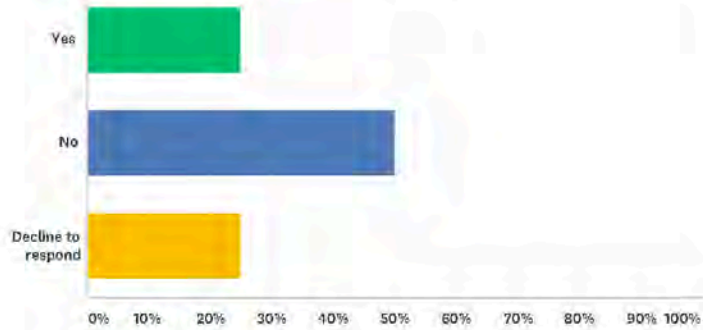
⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Age	0.00%	0
Race	0.00%	0
Color	0.00%	0
National Origin	0.00%	0
Religion	0.00%	0
Sexual orientation or gender identity	0.00%	0
Disability	0.00%	0
Having children	0.00%	0
Not sure	0.00%	0
Total Respondents: 0		

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q14 Do you think fair housing laws have an impact on your development decisions regardless what you develop?

Answered: 4 Skipped: 1

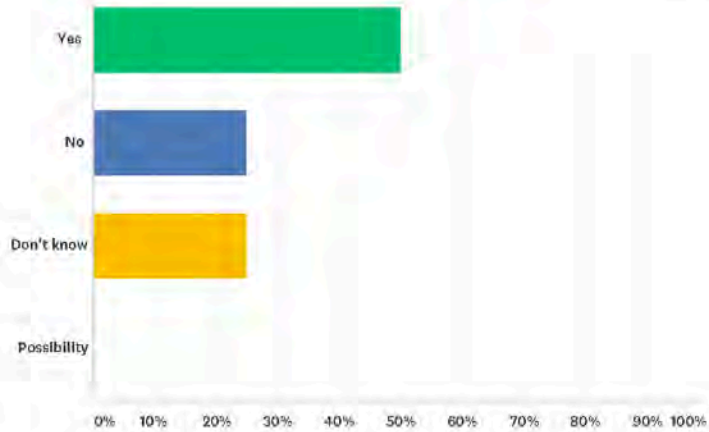


ANSWER CHOICES	RESPONSES	
Yes	25.00%	1
No	50.00%	2
Decline to respond	25.00%	1
TOTAL		4

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q15 Do you/your company ever consider constructing affordable housing units in Lee's Summit for the local low-to-moderate income households?

Answered: 4 Skipped: 1

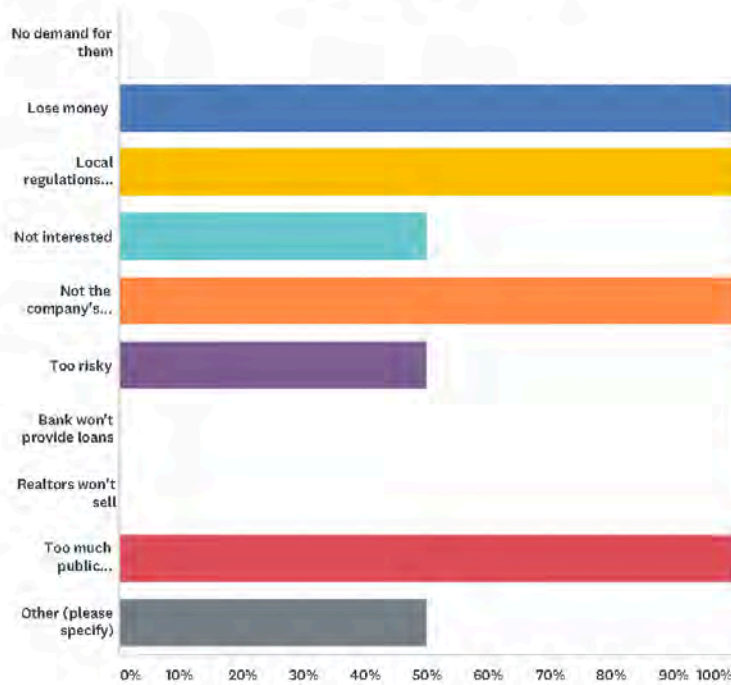


ANSWER CHOICES	RESPONSES	
Yes	50.00%	2
No	25.00%	1
Don't know	25.00%	1
Possibility	0.00%	0
TOTAL		4

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q16 If you said No on #15, please mark the following reasons why.  
(Check All That Apply) Otherwise you can skip to #17

Answered: 2 Skipped: 3

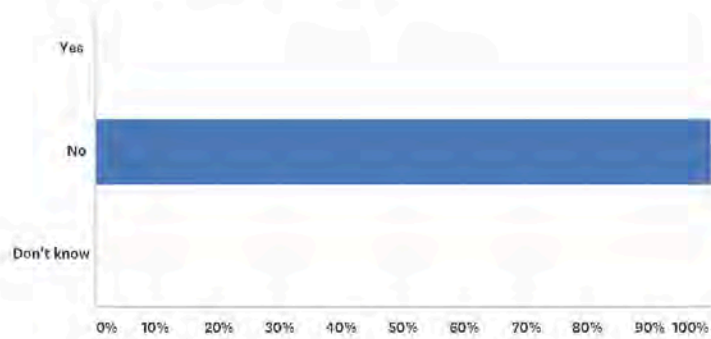


ANSWER CHOICES	RESPONSES	
No demand for them	0.00%	0
Lose money	100.00%	2
Local regulations won't allow	100.00%	2
Not interested	50.00%	1
Not the company's speciality	100.00%	2
Too risky	50.00%	1
Bank won't provide loans	0.00%	0
Realtors won't sell	0.00%	0
Too much public opposition	100.00%	2
Other (please specify)	50.00%	1
Total Respondents: 2		

Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q17 Do you think there are enough rental units in an affordable price range in the City of Lee's Summit?

Answered: 4 Skipped: 1

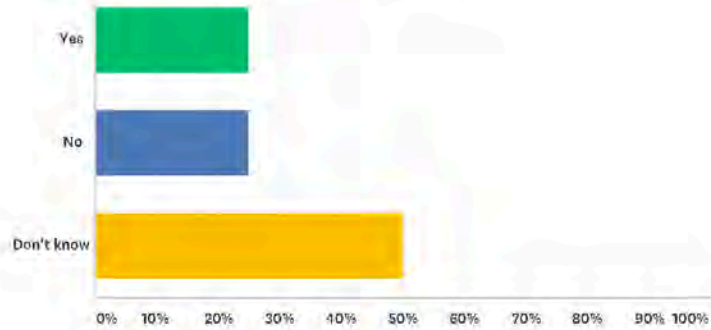


ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	4
Don't know	0.00%	0
TOTAL		4

Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q18 Do you think the affordable price rental units that are offered in Lee's Summit are in good condition and safe?

Answered: 4 Skipped: 1

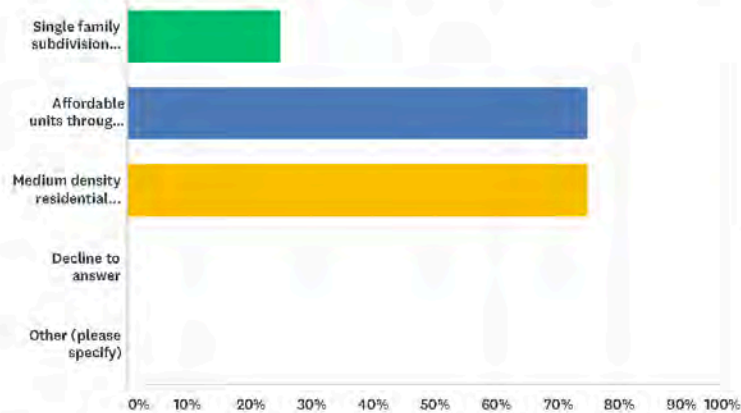


ANSWER CHOICES	RESPONSES	
Yes	25.00%	1
No	25.00%	1
Don't know	50.00%	2
TOTAL		4

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q19 If the community needs more affordable housing units, which of the following do you think will benefit the community the most?

Answered: 4 Skipped: 1

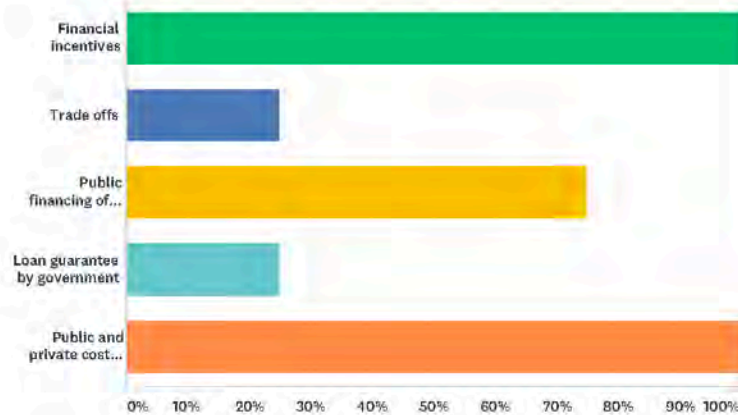


ANSWER CHOICES	RESPONSES	
Single family subdivision with a small percentage of affordable units	25.00%	1
Affordable units through redevelopment and reuse of vacant commercial properties	75.00%	3
Medium density residential development for mixed income households	75.00%	3
Decline to answer	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 4		

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q20 What do you believe will make developing affordable housing easier and more attractive for developers? (Check All That Apply)

Answered: 4 Skipped: 1

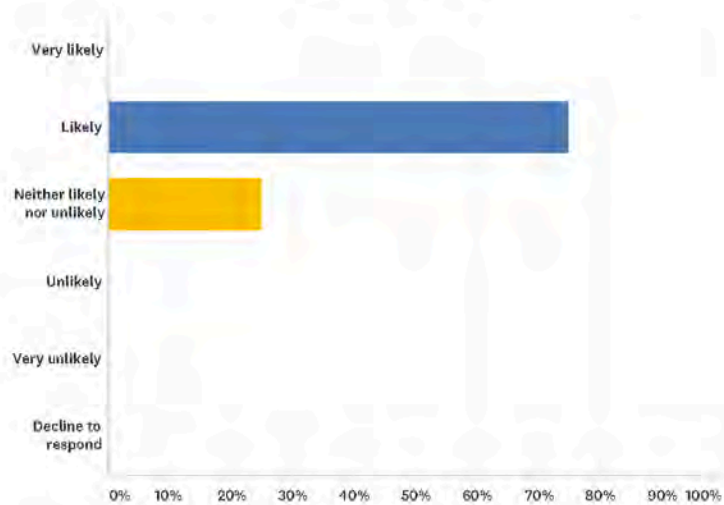


ANSWER CHOICES	RESPONSES
Financial incentives	100.00% 4
Trade offs	25.00% 1
Public financing of infrastructure	75.00% 3
Loan guarantee by government	25.00% 1
Public and private cost sharing	100.00% 4
Total Respondents: 4	

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q21 If a mixed income housing development is proposed adjacent to your development, how likely would you support it?

Answered: 4 Skipped: 1

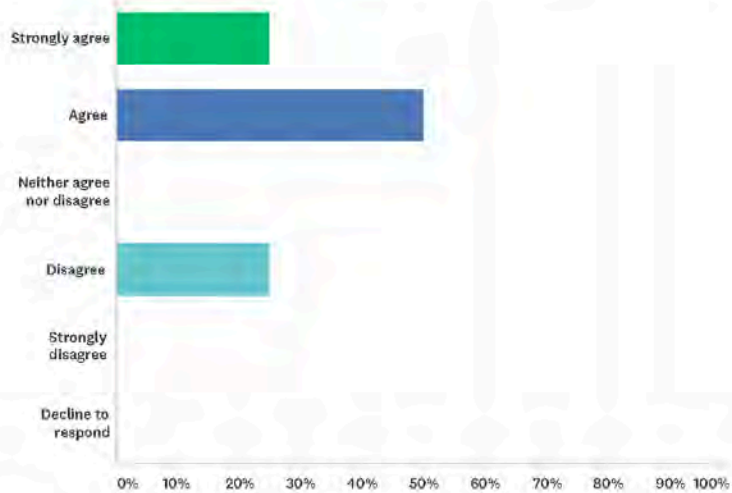


ANSWER CHOICES	RESPONSES	
Very likely	0.00%	0
Likely	75.00%	3
Neither likely nor unlikely	25.00%	1
Unlikely	0.00%	0
Very unlikely	0.00%	0
Decline to respond	0.00%	0
TOTAL		4

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q22 Overall do you think the residents of Lee's Summit would be supportive of low to moderate income housing for the elderly?

Answered: 4 Skipped: 1

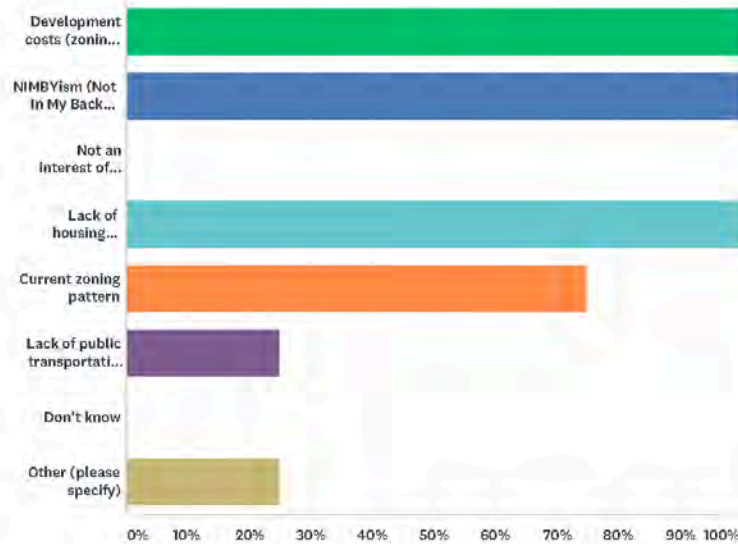


ANSWER CHOICES	RESPONSES	
Strongly agree	25.00%	1
Agree	50.00%	2
Neither agree nor disagree	0.00%	0
Disagree	25.00%	1
Strongly disagree	0.00%	0
Decline to respond	0.00%	0
TOTAL		4

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

## Q23 What are the barriers to affordable housing in Lee's Summit? (Check All That Apply)

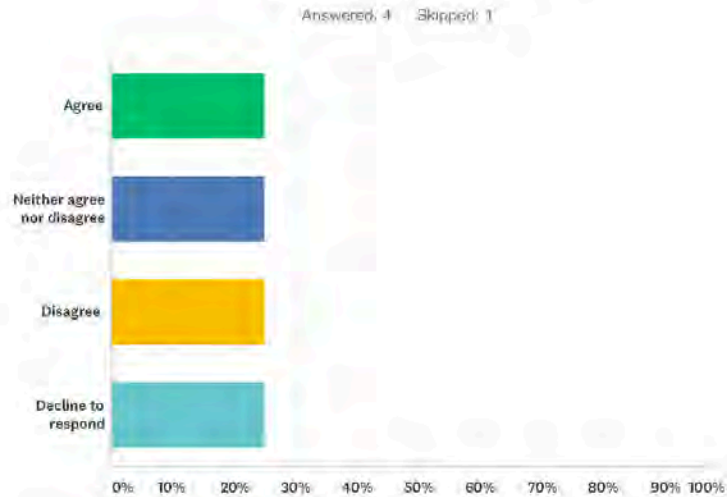
Answered: 4 Skipped: 1



ANSWER CHOICES	RESPONSES	
Development costs (zoning, subdivision fees, etc.)	100.00%	4
NIMBYism (Not In My Back Yard)	100.00%	4
Not an interest of area developers	0.00%	0
Lack of housing option/types	100.00%	4
Current zoning pattern	75.00%	3
Lack of public transportation to employment center	25.00%	1
Don't know	0.00%	0
Other (please specify)	25.00%	1
Total Respondents: 4		

# Real Estate Developers/ Builders Survey for Fair Housing Assessment

Q24 American Fact Finder-U.S. Census Bureau showed that in 2016, Lee's Summit had a median rent of \$996.00 per month. Average household income was \$80,494 (divide this by 2; each adult would make \$40, 247). To be able to afford the \$996.00, a person has to be making at a minimum of \$19.15 per hour or \$39,840 per year. Do you think the average household size in Lee's Summit can afford this rent, along with other monthly bills?



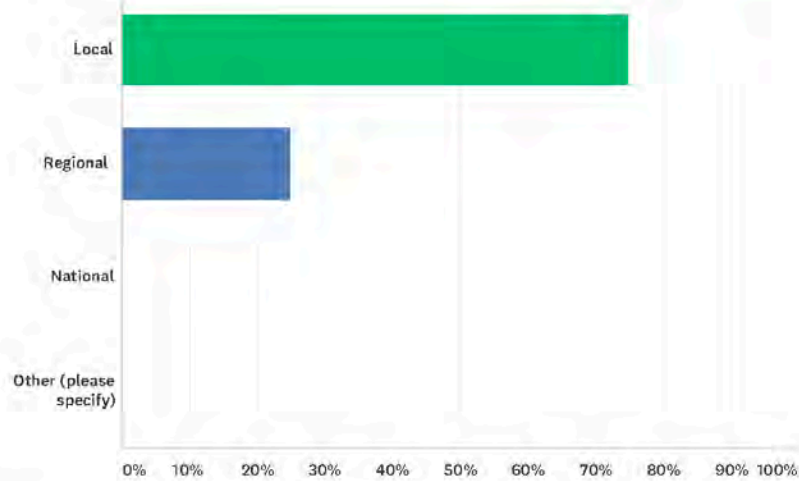
ANSWER CHOICES	RESPONSES
Agree	25.00% 1
Neither agree nor disagree	25.00% 1
Disagree	25.00% 1
Decline to respond	25.00% 1
TOTAL	4

## Financial Institutions Survey on Housing

### Community Housing Assessment Survey-Financial Institutions

#### Q1 How would you categorize your agency?

Answered: 4 Skipped: 0

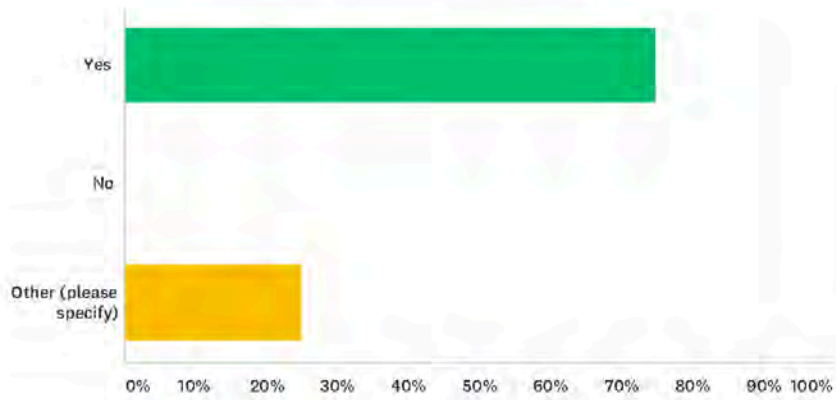


ANSWER CHOICES	RESPONSES	
Local	75.00%	3
Regional	25.00%	1
National	0.00%	0
Other (please specify)	0.00%	0
TOTAL		4

Community Housing Assessment Survey-Financial Institutions

Q2 Does your financial agency have an office location in Lee's Summit?

Answered: 4 Skipped: 0

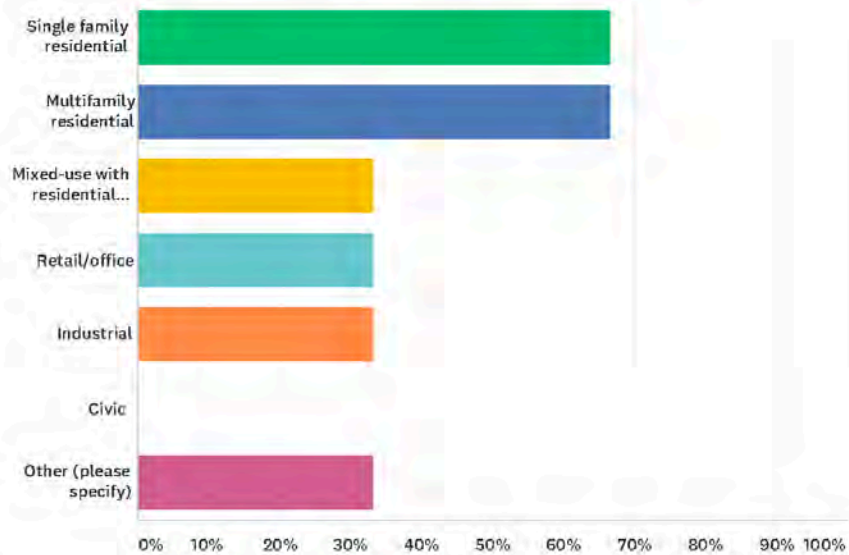


ANSWER CHOICES	RESPONSES	
Yes	75.00%	3
No	0.00%	0
Other (please specify)	25.00%	1
<b>TOTAL</b>		<b>4</b>

Community Housing Assessment Survey-Financial Institutions

Q3 Does your financial agency provide loans for the following types of development/construction in Lee's Summit area? (Check All That Apply)

Answered: 3 Skipped: 1

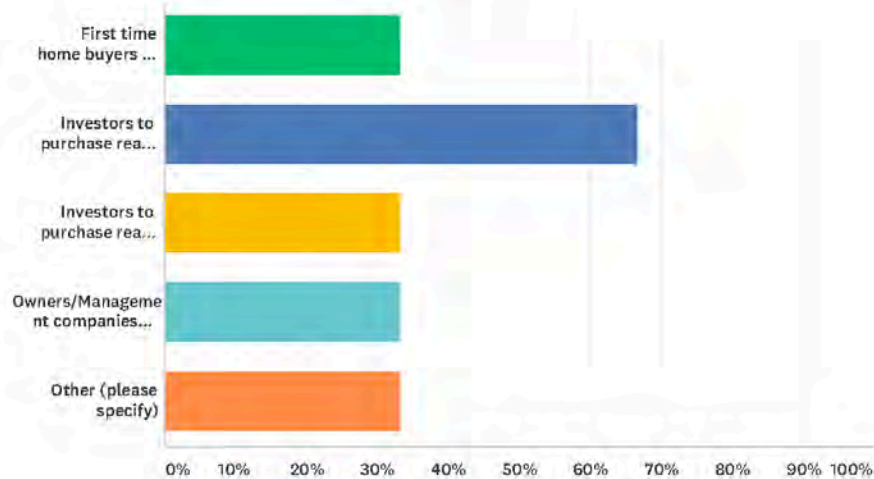


ANSWER CHOICES	RESPONSES	
Single family residential	66.67%	2
Multifamily residential	66.67%	2
Mixed-use with residential component	33.33%	1
Retail/office	33.33%	1
Industrial	33.33%	1
Civic	0.00%	0
Other (please specify)	33.33%	1
Total Respondents: 3		

Community Housing Assessment Survey-Financial Institutions

**Q4 Does your financial agency provide mortgage loans for the following?  
(Check All That Apply)**

Answered: 3 Skipped: 1

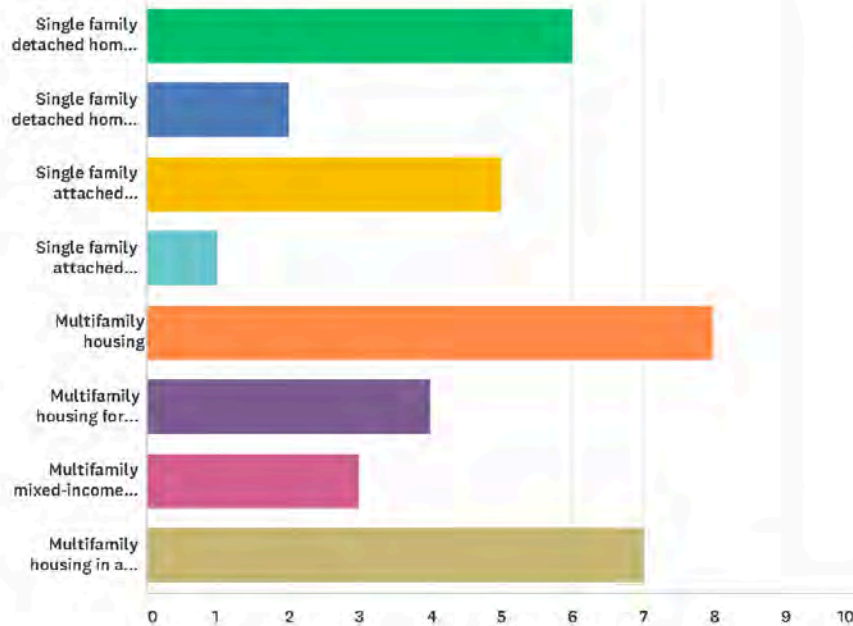


ANSWER CHOICES	RESPONSES	
First time home buyers to purchase a home	33.33%	1
Investors to purchase real properties for residential use	66.67%	2
Investors to purchase real properties for non-residential use	33.33%	1
Owners/Management companies of housing complexes	33.33%	1
Other (please specify)	33.33%	1
Total Respondents: 3		

Community Housing Assessment Survey-Financial Institutions

Q5 If your agency provides loans to developers for housing development/construction, which of the following development types are the least favored? (Please rank 1 being most favored and 8 being least favored)

Answered: 1 Skipped: 3



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Single family detached homes of 2,000 square foot finished floor space minimum	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1	6.00
Single family detached homes of less than 1,000 square foot finished floor space	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	1	2.00
Single family attached residential of 1,000 square foot finished floor space per dwelling unit minimum	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1	5.00

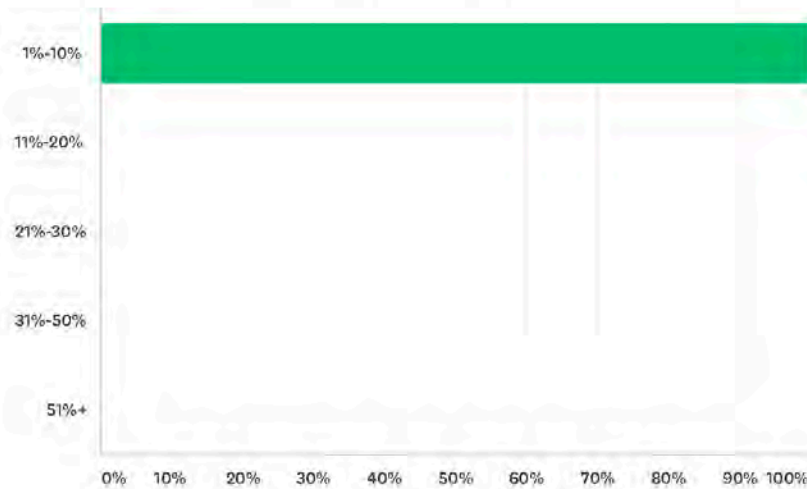
### Community Housing Assessment Survey-Financial Institutions

Single family attached residential of less than 1,000 square foot finished floor space per dwelling unit	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	1	1.00
Multifamily housing	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1	8.00
Multifamily housing for seniors with ADA accessibility accommodations	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	1	4.00
Multifamily mixed-income housing with a wide range of dwelling unit sizes	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	1	3.00
Multifamily housing in a mixed use development	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1	7.00

Community Housing Assessment Survey-Financial Institutions

Q6 If your agency provides mortgage loans for home buyers, based on your knowledge, what is the likely range of percentage of applications that gets denied?

Answered: 2 Skipped: 2

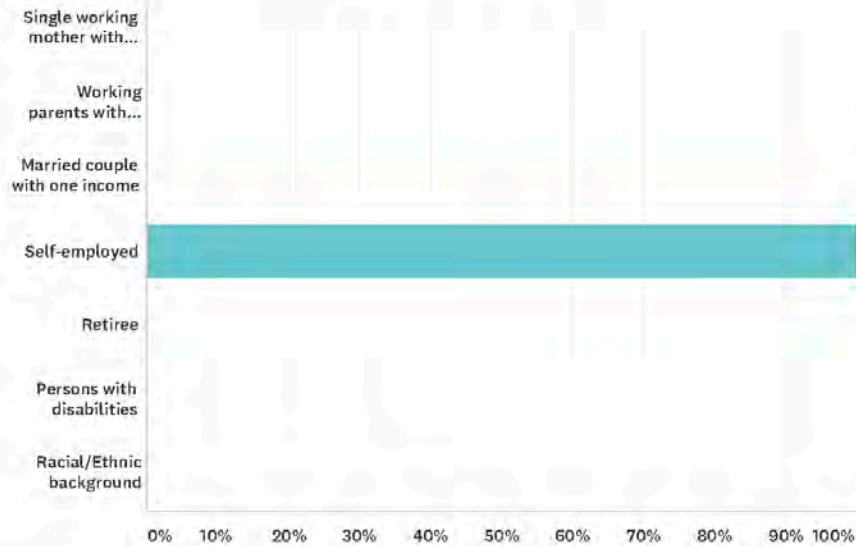


ANSWER CHOICES	RESPONSES	
1%-10%	100.00%	2
11%-20%	0.00%	0
21%-30%	0.00%	0
31%-50%	0.00%	0
51%+	0.00%	0
Total Respondents: 2		

Community Housing Assessment Survey-Financial Institutions

Q7 Does your financial agency use any of the following as risk factors when evaluating a mortgage loan application? (Check All That Apply)

Answered: 1 Skipped: 3

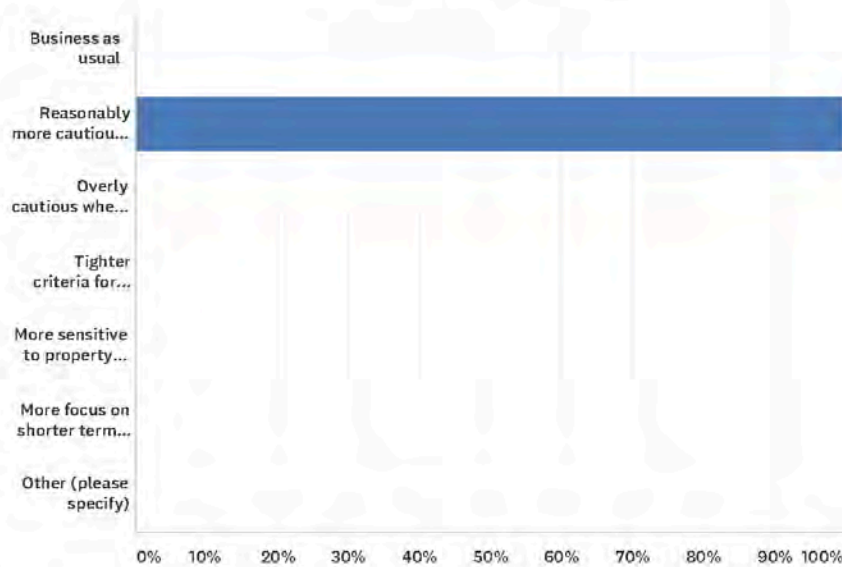


ANSWER CHOICES	RESPONSES	
Single working mother with children	0.00%	0
Working parents with children	0.00%	0
Married couple with one income	0.00%	0
Self-employed	100.00%	1
Retiree	0.00%	0
Persons with disabilities	0.00%	0
Racial/Ethnic background	0.00%	0
Total Respondents: 1		

Community Housing Assessment Survey-Financial Institutions

Q8 What do you think of the mortgage lending industry today here locally after the subprime mortgage crisis? (Check All That Apply)

Answered: 2 Skipped: 2

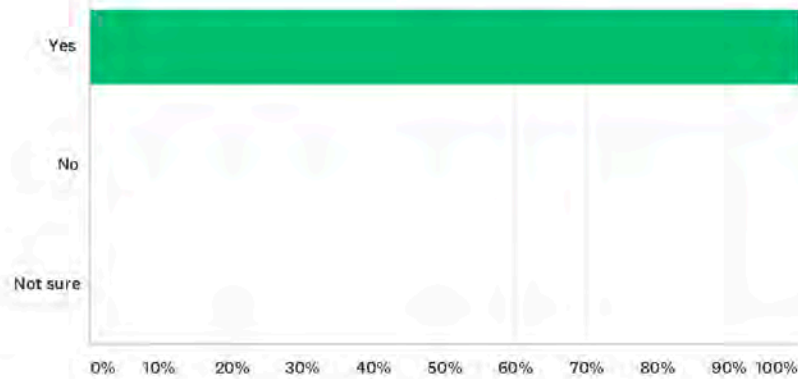


ANSWER CHOICES	RESPONSES	
Business as usual	0.00%	0
Reasonably more cautious when approving loan requests	100.00%	2
Overly cautious when approving loan requests	0.00%	0
Tighter criteria for loan qualifications	0.00%	0
More sensitive to property locations	0.00%	0
More focus on shorter term loans	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 2		

Community Housing Assessment Survey-Financial Institutions

Q9 Do you believe that mortgage lenders and their loan officers are properly trained on Fair Housing Laws?

Answered: 2 Skipped: 2

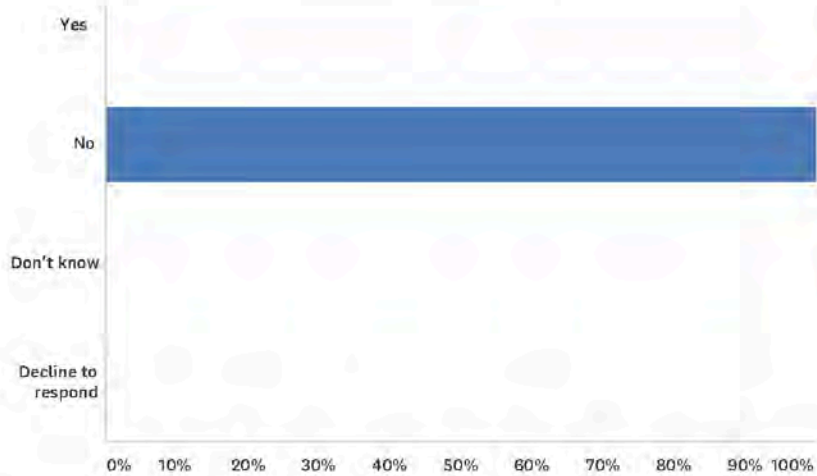


ANSWER CHOICES	RESPONSES	
Yes	100.00%	2
No	0.00%	0
Not sure	0.00%	0
<b>TOTAL</b>		<b>2</b>

Community Housing Assessment Survey-Financial Institutions

Q10 Do you know or think that discrimination in mortgage lending exists in our area?

Answered: 2 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	2
Don't know	0.00%	0
Decline to respond	0.00%	0
TOTAL		2

Community Housing Assessment Survey-Financial Institutions

Q11 If you said Yes on #10, please check all of the following that apply.  
Otherwise you can skip to #12.

Answered: 0 Skipped: 4

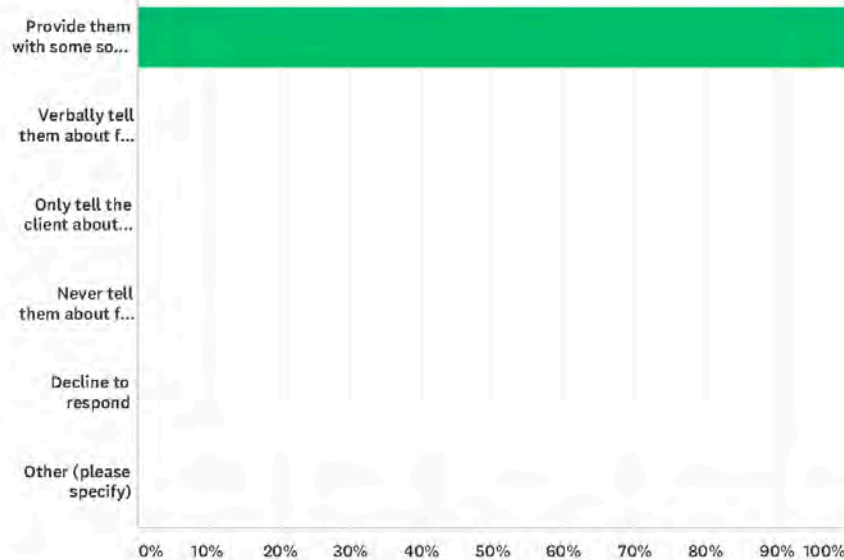
⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Age	0.00%	0
Race	0.00%	0
Color	0.00%	0
National Origin	0.00%	0
Religion	0.00%	0
Sexual orientation or gender identity	0.00%	0
Disability	0.00%	0
Having children	0.00%	0
Not sure	0.00%	0
Total Respondents: 0		

Community Housing Assessment Survey-Financial Institutions

Q12 When meeting with clients do you...

Answered: 2 Skipped: 2

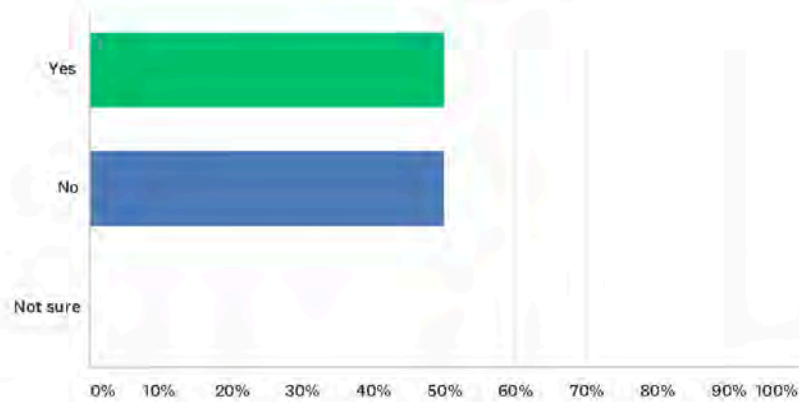


ANSWER CHOICES	RESPONSES	
Provide them with some sort of handout about fair housing law	100.00%	2
Verbally tell them about fair housing law	0.00%	0
Only tell the client about fair housing laws upon request	0.00%	0
Never tell them about fair housing law	0.00%	0
Decline to respond	0.00%	0
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>2</b>

Community Housing Assessment Survey-Financial Institutions

Q13 Do you think fair housing laws have an impact on your mortgage lending practices?

Answered: 2 Skipped: 2

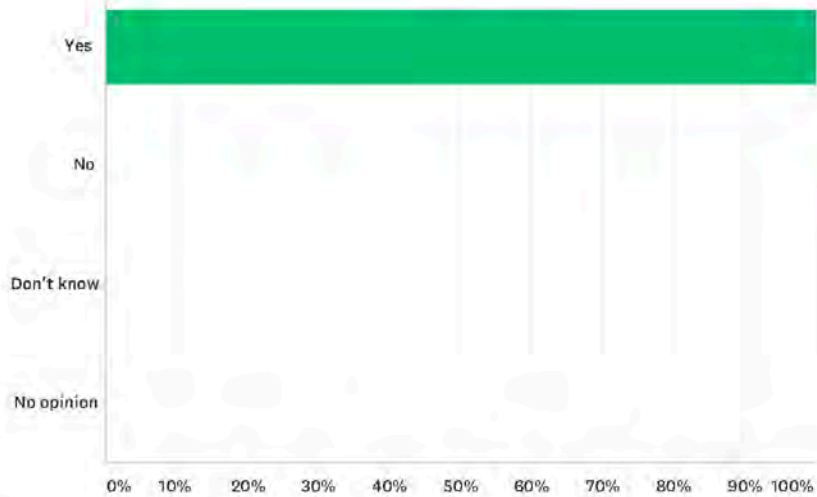


ANSWER CHOICES	RESPONSES	
Yes	50.00%	1
No	50.00%	1
Not sure	0.00%	0
TOTAL		2

Community Housing Assessment Survey-Financial Institutions

**Q14 Do you think fair housing laws are adequately enforced in mortgage lending industry?**

Answered: 2 Skipped: 2



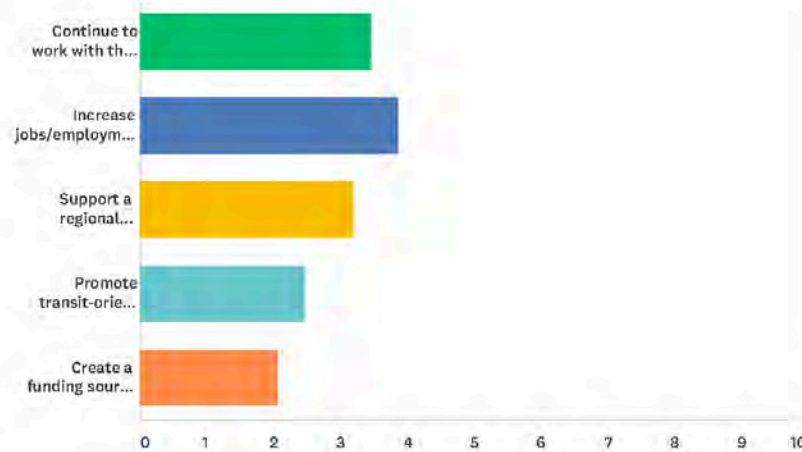
ANSWER CHOICES	RESPONSES	
Yes	100.00%	2
No	0.00%	0
Don't know	0.00%	0
No opinion	0.00%	0
<b>TOTAL</b>		<b>2</b>

## Community Survey on Goals and Strategies

### Analysis of Impediments To Fair Housing- Public Community Survey 2

**Q1 (Public Transportation)** On a scale of 1 to 5 (with 1 being the most important and 5 the least important), please rank the following potential strategies in terms of importance to overcome the barriers to better connection between jobs and workers?

Answered: 81 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Continue to work with the regional KCATA to expand routes and services between residents and jobs	36.00% 27	20.00% 15	12.00% 9	18.67% 14	13.33% 10	75	3.47
Increase jobs/employment opportunities locally, closer to resident workers	49.37% 39	16.46% 13	13.92% 11	12.66% 10	7.59% 6	79	3.87
Support a regional approach to encouraging better development patterns so that worker-job connections are improved	6.58% 5	35.53% 27	32.89% 25	21.05% 16	3.95% 3	76	3.20
Promote transit-oriented, higher-density, and mixed use developments in Lee's Summit to increase ridership perspective	6.58% 5	11.84% 9	27.63% 21	30.26% 23	23.68% 18	76	2.47
Create a funding source to support a Uber like service ridership	3.75% 3	15.00% 12	16.25% 13	15.00% 12	50.00% 40	80	2.08

## Analysis of Impediments To Fair Housing- Public Community Survey 2

### Q2 (Public Transportation) Please list any other potential strategies not included in Question 1 in terms of importance to overcome the barriers to better connection between jobs and workers?

Answered: 41 Skipped: 40

#	RESPONSES	DATE
1	Affordable housing near the workforce jobs	11/7/2018 5:24 PM
2	N/a	11/6/2018 6:37 AM
3	Its not an issue	10/31/2018 6:51 PM
4	N/A	10/30/2018 11:58 PM
5	Metropolitan light rail would be great	10/30/2018 8:42 PM
6	N/a	10/30/2018 7:46 PM
7	A lot of trails, and rapid bus transit.	10/30/2018 6:05 PM
8	get rid of incentives that encourage people to not work	10/30/2018 5:00 PM
9	Bus routes	10/30/2018 2:52 PM
10	Keep SCOUT traffic updated and encourage a good highway system	10/30/2018 2:11 PM
11	Continue to improve the Walk ability in our community. Even with the new crosswalks it is still very dangerous to cross 291 on foot or bicycle!	10/30/2018 2:10 PM
12	Better transportation for the elderly	10/30/2018 2:00 PM
13	ride share programs, lower costs if any to run the train from downtown LS to downtown KC	10/29/2018 3:11 PM
14	none	10/25/2018 10:59 AM
15	bike friendly roads	10/23/2018 1:08 PM
16	Partner public transportation resources with local employers to develop targeted transportation solutions.	10/22/2018 8:19 PM
17	Park and Ride lot always looks full on Blue Parkway. Does it need to be expanded?	10/22/2018 2:52 PM
18	Dedicated bus stops that do not require 24 hour advanced notice	10/22/2018 10:53 AM
19	Support light rail alternative on I-70 corridor to connect Eastern Jackson County with downtown and Johnson County. Support hyper loop between KC and CoMO and SIL.	10/22/2018 10:38 AM
20	Reducing construction, expand Hwy 50, rideshare / carpool	10/22/2018 9:57 AM
21	Need more high-paying jobs from good companies here in Lee's Summit.	10/20/2018 11:13 PM
22	Ns	10/19/2018 7:30 PM
23	affordable housing then you don't need expensive public transportation	10/19/2018 7:00 PM
24	Light rail	10/18/2018 10:31 PM
25	perhaps expand train/trolley service from lee's summit to down town/ Union Station.	10/18/2018 3:42 PM
26	Job board for all jobs available in Lee's Summit	10/18/2018 6:52 AM
27	Annoying surveys that are rigged	10/18/2018 6:30 AM
28	Buy a car	10/18/2018 4:55 AM
29	Ridesharing	10/18/2018 1:49 AM
30	Direct transportation from Lee's Summit to Johnson County.	10/17/2018 8:11 PM
31	.	10/17/2018 7:11 PM

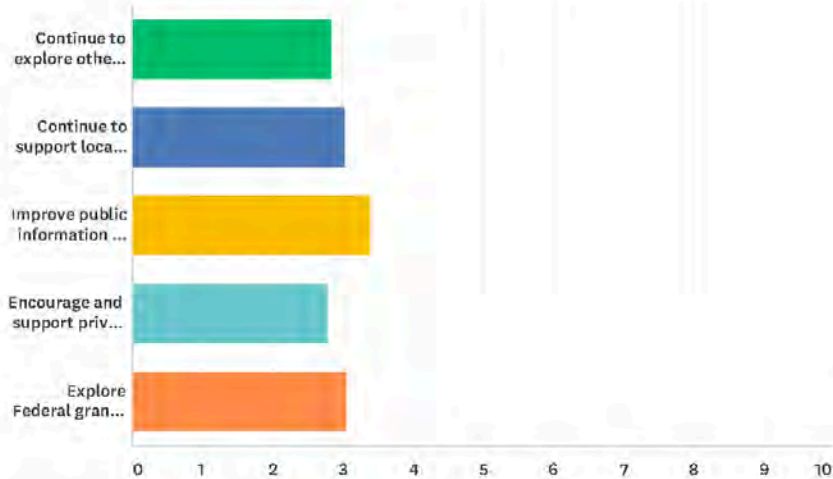
### Analysis of Impediments To Fair Housing- Public Community Survey 2

32	Transportation options to get you to Overland Park	10/17/2018 1:48 PM
33	none	10/17/2018 1:43 PM
34	Local bus service	10/17/2018 12:17 PM
35	Better communication about what transportation options are available now and in the future.	10/17/2018 11:30 AM
36	0	10/17/2018 10:58 AM
37	KC and suburbs need a rail system. But that's not going to happen because KC is sooo far behind other cities/ suburban areas. LS can't even get GrubHub!	10/17/2018 10:52 AM
38	More carpooling lots around the city	10/17/2018 9:51 AM
39	Na	10/17/2018 9:48 AM
40	more parking spaces	10/17/2018 8:50 AM
41	Give local businesses incentive for car pooling and other options that they can support.	10/17/2018 8:35 AM

## Analysis of Impediments To Fair Housing- Public Community Survey 2

**Q3 (Public Transportation)** On a scale of 1 to 5 (with 1 being the most important and 5 the least important), please rank the following potential strategies in terms of importance to overcome the barriers to better connection between persons with special needs and special services?

Answered: 81 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Continue to explore other transportation options for persons with special needs beyond the conventional transportation	20.00% 15	13.33% 10	17.33% 13	30.67% 23	18.67% 14	75	2.85
Continue to support local services for special needs to expand	18.42% 14	21.05% 16	21.05% 16	25.00% 19	14.47% 11	76	3.04
Improve public information on available services, their locations and transportation options	31.08% 23	18.92% 14	21.62% 16	14.86% 11	13.51% 10	74	3.39
Encourage and support private and/or volunteer services to provide transportation on demand	13.16% 10	25.00% 19	17.11% 13	15.79% 12	28.95% 22	76	2.78
Explore Federal grants to fund a community service to meet special transport needs	19.75% 16	23.46% 19	22.22% 18	11.11% 9	23.46% 19	81	3.05

## Analysis of Impediments To Fair Housing- Public Community Survey 2

**Q4 (Public Transportation) Please list any other potential strategies not included in Question 3 in terms of importance to overcome the barriers to better connection between persons with special needs and special services?**

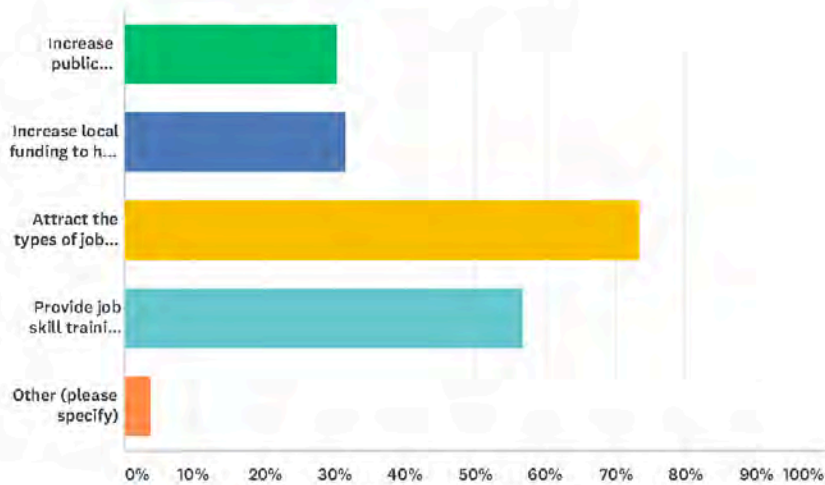
Answered: 23 Skipped: 58

#	RESPONSES	DATE
1	None	11/7/2018 5:24 PM
2	More ramps for wheelchairs, an electric scooters	10/30/2018 11:58 PM
3	N/a	10/30/2018 7:46 PM
4	?	10/30/2018 2:52 PM
5	None	10/30/2018 2:11 PM
6	Volunteer support. Or a program like meals on wheels but for transportation to work?	10/29/2018 3:11 PM
7	none	10/25/2018 10:59 AM
8	None were of particular need or importance to me.	10/23/2018 1:08 PM
9	Partner public transportation resources with special needs service providers to develop targeted transportation solutions.	10/22/2018 8:19 PM
10	Work with KCATA for more frequent connections with routes in Kansas City.	10/22/2018 10:53 AM
11	None	10/22/2018 10:38 AM
12	N/a	10/18/2018 10:31 PM
13	expand education on what is available /how to access for at risk populations and those with no transportation at all.	10/18/2018 3:42 PM
14	Better transportation options	10/18/2018 6:52 AM
15	"Special" has been corrupted to be so political	10/18/2018 6:30 AM
16	Have relatives drive them	10/18/2018 4:55 AM
17	I don't think Lee's Summit offers any kind of public transportation for persons with special needs.	10/17/2018 8:11 PM
18	none	10/17/2018 1:43 PM
19	Provide up-to-date info to area public/private agencies on options.	10/17/2018 11:30 AM
20	0	10/17/2018 10:58 AM
21	No comment	10/17/2018 10:52 AM
22	Na	10/17/2018 9:48 AM
23	Depends on special need requirements, but look at mobile online support when possible.	10/17/2018 8:35 AM

## Analysis of Impediments To Fair Housing- Public Community Survey 2

### Q5 (Public Transportation) Which of the following would you likely support to help overcome the barriers? Select all that apply

Answered: 79 Skipped: 2



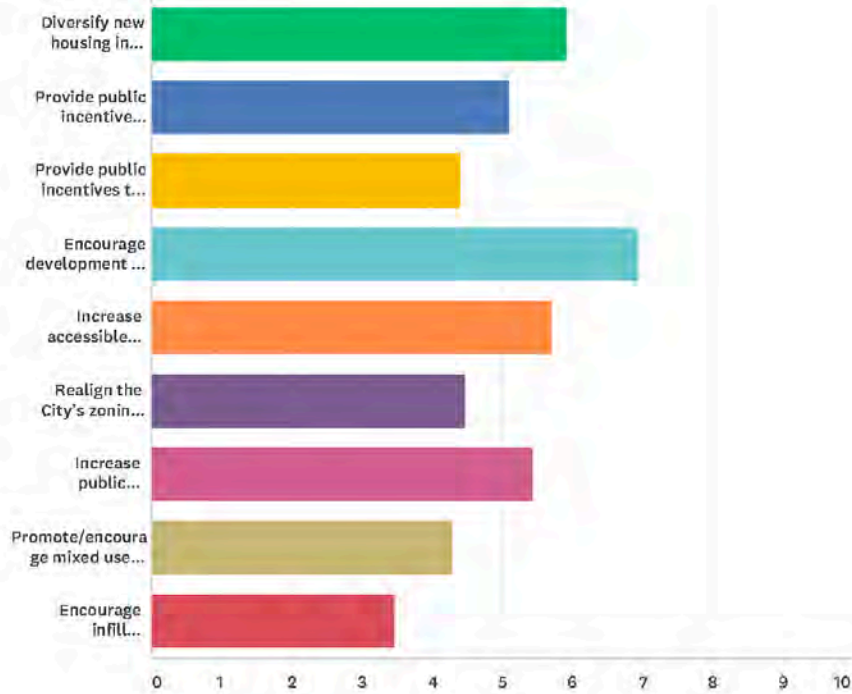
ANSWER CHOICES		RESPONSES	
	Increase public financial support to public transportation service	30.38%	24
	Increase local funding to help with the cost of providing public transportation services	31.65%	25
	Attract the types of jobs to Lee's Summit that our workers currently travel to outside Lee's Summit	73.42%	58
	Provide job skill training opportunities that match the skill requirements of local jobs so that workers don't have to travel elsewhere for work	56.96%	45
	Other (please specify)	3.80%	3
Total Respondents: 79			

#	OTHER (PLEASE SPECIFY)	DATE
1	Do we really need that?	10/30/2018 2:11 PM
2	Fix the sidewalks on whiteridge.	10/19/2018 12:20 AM
3	All about more money for corrupt politicians to "manage" and achieve nothing	10/18/2018 6:30 AM

## Analysis of Impediments To Fair Housing- Public Community Survey 2

**Q6 (Affordability Housing) Owner-Occupied Housing** On a scale of 1 to 9 (with 1 being the most important and 9 the least important), please rank the following in terms of importance possible strategies to increase affordable housing.

Answered: 80 Skipped: 1



	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Diversify new housing in terms of density, size, style, price and affordability	21.05% 16	17.11% 13	13.16% 10	9.21% 7	9.21% 7	6.58% 5	7.89% 6	7.89% 6	7.89% 6	76	5.93
Provide public incentive programs in support of development of affordable housing	9.72% 7	9.72% 7	8.33% 6	22.22% 16	11.11% 8	8.33% 6	11.11% 8	11.11% 8	8.33% 6	72	5.10
Provide public incentives to developers for development of affordable housing in areas where it is lacking	1.45% 1	11.59% 8	11.59% 8	5.80% 4	18.84% 13	11.59% 8	11.59% 8	15.94% 11	11.59% 8	69	4.41

### Analysis of Impediments To Fair Housing- Public Community Survey 2

Encourage development of senior housing to meet the growing aging population	35.06% 27	14.29% 11	14.29% 11	12.99% 10	10.39% 8	3.90% 3	2.60% 2	3.90% 3	2.60% 2	77	6.94
Increase accessible owner-occupied housing to meet the needs of persons with mobility issues	2.70% 2	24.32% 18	14.86% 11	14.86% 11	17.57% 13	9.46% 7	6.76% 5	4.05% 3	5.41% 4	74	5.72
Realign the City's zoning and subdivision regulations as well as incentive programs to encourage inclusionary development (development type where varieties are allowed to be included to meet the varying needs)	8.11% 6	4.05% 3	12.16% 9	8.11% 6	10.81% 8	22.97% 17	10.81% 8	6.76% 5	16.22% 12	74	4.47
Increase public awareness and education	17.33% 13	10.67% 8	13.33% 10	6.67% 5	9.33% 7	13.33% 10	16.00% 12	6.67% 5	6.67% 5	75	5.43
Promote/encourage mixed use and mixed density development	3.95% 3	10.53% 8	5.26% 4	13.16% 10	13.16% 10	7.89% 6	14.47% 11	19.74% 15	11.84% 9	76	4.28
Encourage infill development accommodating affordable housing	2.70% 2	0.00% 0	12.16% 9	10.81% 8	4.05% 3	12.16% 9	13.51% 10	18.92% 14	25.68% 19	74	3.47

## Analysis of Impediments To Fair Housing- Public Community Survey 2

### Q7 (Affordability Housing) Please list any other possible strategies not listed in Question 6 to increase affordable housing.

Answered: 34 Skipped: 47

#	RESPONSES	DATE
1	your building codes are including too many requirements that cause new construction to be outpriced, ie floor protection and arc fault in all electrical circuits.	11/10/2018 8:47 AM
2	Reduce minimum design standards for public infrastructure to more align with other areas in the metro to reduce the cost of infrastructure	11/8/2018 8:01 AM
3	None	11/7/2018 5:24 PM
4	This is not an issue outside of special needs housing	10/31/2018 6:51 PM
5	More affordable housing for college students an young adults 24-34+	10/30/2018 11:58 PM
6	Lesser areas= lower costs	10/30/2018 9:56 PM
7	N/a	10/30/2018 7:46 PM
8	don't artificially make housing affordable. Concentrate on increasing a person/family standard of living by increasing their income through training and/or education.	10/30/2018 5:00 PM
9	How is affordable housing defined? Isn't it true that there are areas in the metro that aren't affordable and areas that are? Wouldn't people need to look at the affordable areas?	10/30/2018 2:52 PM
10	None	10/30/2018 2:11 PM
11	Affordable housing to be built closer to the bus line for those still working, and fill 55 and up housing where there is locations in areas outside of the bus system.	10/29/2018 3:11 PM
12	Identify opportunities to reduce development costs so that developers can make adequate profit on less expensive housing options. Are water and sewer tap fees appropriate for individual homesite developments? What about other development costs? I do not support "incentives" to force a particular issue, but rather removing the barriers that make development of the other option infeasible.	10/29/2018 10:04 AM
13	none	10/25/2018 10:59 AM
14	n/a	10/23/2018 1:08 PM
15	Impose rent caps or rate increase caps aligned with income distribution and affordability guidelines. Give incentives for developing more Section 8 housing, including units colocated with unsubsidized units.	10/22/2018 8:19 PM
16	Return on the investment always has to be appealing to a developer. No on is going to add affordable housing just to add it without it being profitable.	10/22/2018 2:52 PM
17	None	10/22/2018 10:38 AM
18	Affordable housing needs to be defined. Our area, compared nationally and even regionally is very affordable.	10/21/2018 1:34 PM
19	NO MORE apartments. There are too many already. The increased traffic and population has made Lee's Summit lose the charm of a family-friendly small-big town. And the crime rate has increased. Just stop before it is no longer safe for my kids to play outside.	10/21/2018 10:10 AM
20	Need more senior housing. Affordable senior housing like duplexes and like Village Cooperative.	10/19/2018 11:13 AM
21	All of these ideals with the exception of senior and special Needs accessible Housing are horrible! We don't need more section 8 housing in LS. We don't have the emergency services now to handle the population. Why in the world would we want to add more public housing?!?	10/19/2018 5:56 AM
22	No idea	10/18/2018 10:31 PM

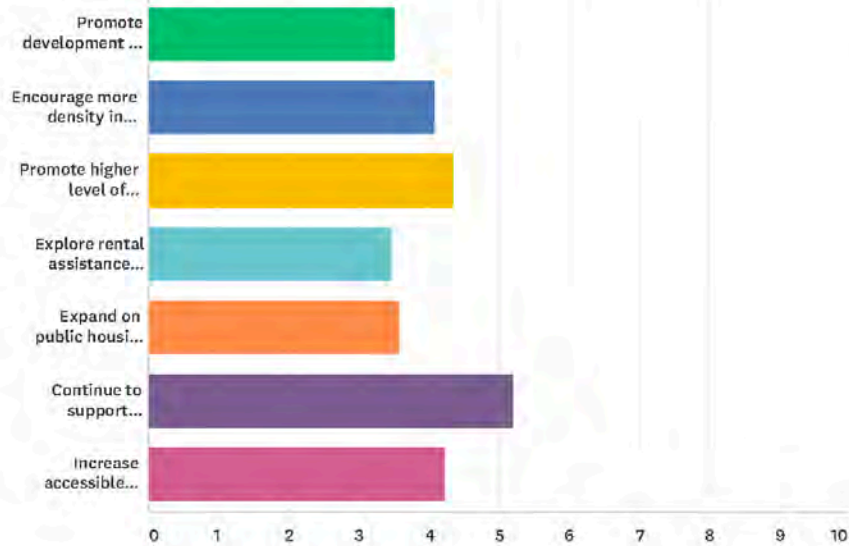
### Analysis of Impediments To Fair Housing- Public Community Survey 2

23	Encourage development in new and encouraging revamping existing communities to be more walkable communities - so we are not dependent on transportation and have more money for housing.	10/18/2018 3:42 PM
24	None that I can think of	10/18/2018 6:52 AM
25	No need has been established that requires any change. Affordable housing is a trap. More crime more government more taxes more corruption no thanks	10/18/2018 6:30 AM
26	Do not become the Hickman Mills area (where I lived from 1969 to 1992), or I will leave, and I will take my mountain of money and kids elsewhere. If you want crime, strive to diversify.	10/18/2018 4:55 AM
27	Xx	10/17/2018 8:11 PM
28	Realign zoning and regulations, but WITHOUT including incentives. (Question above included incentives, so I considered it low value)	10/17/2018 7:11 PM
29	none	10/17/2018 1:43 PM
30	(What does the last one even mean?!?) The caption is OWNER-OCCUPIED but many options sound more like rental-unit discussions. This clouds the issue. It's awful that older people have to leave the city when they retire.	10/17/2018 11:30 AM
31	0	10/17/2018 10:58 AM
32	Affordable senior housing needed, there is none. I feel LS is pricing middle income people out of nice affordable housing with home prices starting at \$350K	10/17/2018 10:52 AM
33	Need more options for 55+ populations	10/17/2018 9:48 AM
34	Not sure how you define "affordable". It seems the market drives the demand- so not sure there has to be any proactive requirement or effort to help those that can't support the current market prices of housing. If you are not willing to have low income housing in your backyard- literally- you should not be supporting this.	10/17/2018 8:35 AM

## Analysis of Impediments To Fair Housing- Public Community Survey 2

**Q8 (Affordability Housing) Renter-occupied Housing** On a scale of 1 to 7 (with 1 being the most important and 7 the least important), please rank the following in terms of importance possible strategies to address affordable rental housing issues.

Answered: 78 Skipped: 3



	1	2	3	4	5	6	7	TOTAL	SCORE
Promote development of affordable apartments by providing incentives	9.68% 6	12.90% 8	11.29% 7	12.90% 8	14.52% 9	16.13% 10	22.58% 14	62	3.52
Encourage more density in areas where currently fewer affordable rental units exist to allow rental rates to come down	12.50% 8	17.19% 11	15.63% 10	12.50% 8	18.75% 12	9.38% 6	14.06% 9	64	4.08
Promote higher level of integration of affordable rental housing with market rate rental housing throughout the City	13.85% 9	6.15% 4	32.31% 21	24.62% 16	4.62% 3	9.23% 6	9.23% 6	65	4.35
Explore rental assistance options to help renters of limited income to afford existing rental units	6.45% 4	9.68% 6	9.68% 6	24.19% 15	9.68% 6	29.03% 18	11.29% 7	62	3.47
Expand on public housing availability by supporting Lee's Summit Housing Authority to add more units to the community	10.14% 7	8.70% 6	13.04% 9	18.84% 13	18.84% 13	7.25% 5	23.19% 16	69	3.58
Continue to support development of senior housing facilities to meet the community's aging population	41.10% 30	17.81% 13	8.22% 6	6.85% 5	10.96% 8	9.59% 7	5.48% 4	73	5.21
Increase accessible rental units for people with mobility disabilities	13.51% 10	28.38% 21	12.16% 9	1.35% 1	17.57% 13	12.16% 9	14.86% 11	74	4.23

## Analysis of Impediments To Fair Housing- Public Community Survey 2

### Q9 (Affordability Housing) Please list any other possible strategies not listed in Question 8 to address affordable rental housing issues.

Answered: 27 Skipped: 54

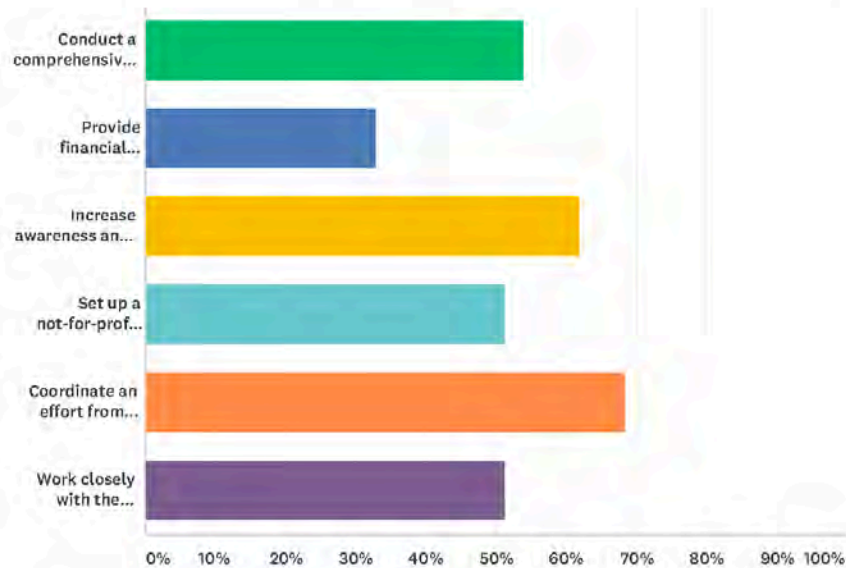
#	RESPONSES	DATE
1	None	11/7/2018 5:24 PM
2	The housing is already affordable, further attempts to bring lower cost housing in will drop property value across the city, and residents will move away to other areas where there is not an attack on property value.	10/31/2018 6:51 PM
3	Rental apartments are getting to expensive, not all 24 an up to afford because not everyone has a job where they can afford \$1,200 apartment	10/30/2018 11:58 PM
4	N/a	10/30/2018 7:46 PM
5	instead of handing out money encourage those capable of working and contributing to the community to do so. For those totally unable to provide for self assistance would be appropriate.	10/30/2018 5:00 PM
6	Adding density isn't the answer. Again, if people can't afford what's here, there are many other options in the metro area.	10/30/2018 2:52 PM
7	None	10/30/2018 2:11 PM
8	There are plenty of housing options within LS now, there are also ample units outside of the LS area as well. I dont know that we need to flood the area with low end developments. I believe it will take away from what the city has built thus far. There are also a large amount of vacant smaller homes within this budget that could have an assistance in making accessible for those who need it within their budget.	10/29/2018 3:11 PM
9	Find ways to remove the barriers to development of more affordable rental unit development. Can architectural standards be modified in certain areas/zones? Evaluate tap fees and other requirements to identify what can be removed, instead of what can be subsidized.	10/29/2018 10:04 AM
10	none	10/25/2018 10:59 AM
11	No e	10/22/2018 10:38 AM
12	Focus on building rental property closer to commercial areas instead of way out in residential areas.	10/22/2018 9:57 AM
13	Demand for housing and the types is set by the market, not government. Be careful what you wish for.	10/21/2018 1:34 PM
14	Why in the world would we want more Apartments except For seniors and special needs?!? Do the city and our award winning school District even communicate with each other? WE DONT HAVE ENOUGH ROOM CURRENTLY FOR FOR OUR STUDENTS and you want to add more crap apartments? Do you want LS to become the next Raytown? Because that is where you're heading with this ridiculous push for more affordable housing	10/19/2018 5:56 AM
15	No idea	10/18/2018 10:31 PM
16	No townhouses on Westside!	10/18/2018 10:17 PM
17	hold landlords accountable for keeping up rentals and/or subsidized housing so people will be ok with more rentals in communities if they are not afraid of housing price decline.	10/18/2018 3:42 PM
18	None that I think of	10/18/2018 6:52 AM
19	Again, no need has been established as the premise of this foolish survey	10/18/2018 6:30 AM
20	There is already plenty of existing inventory (homes and apartments) in areas that are becoming rough, that should satisfy your desire to have slums in Lee's Summit.	10/18/2018 4:55 AM
21	Xx	10/17/2018 8:11 PM
22	A rental unit inspection paid for by the owner ( yearly?)	10/17/2018 1:43 PM

### Analysis of Impediments To Fair Housing- Public Community Survey 2

23	Prioritize retaining current LS citizens who experience income loss or mobility issues (thru aging, divorce, etc.), rather than leaving them homeless while moving in new residents.	10/17/2018 11:30 AM
24	0	10/17/2018 10:58 AM
25	I'm not a big fan of low income rental/apt housing. Brings crime	10/17/2018 10:52 AM
26	Na	10/17/2018 9:48 AM
27	Let market forces work and quit attempting to allocate dollars to artificially propping up low income earners...when they get crushed when program ends. If you are not actually supporting people with your own income...then you shouldn't support this.	10/17/2018 8:35 AM

**Q10 Emergency Shelter/Housing Please select all from the following that you believe are good strategies to address the need for emergency shelters/housing for temporary homelessness**

Answered: 76 Skipped: 5

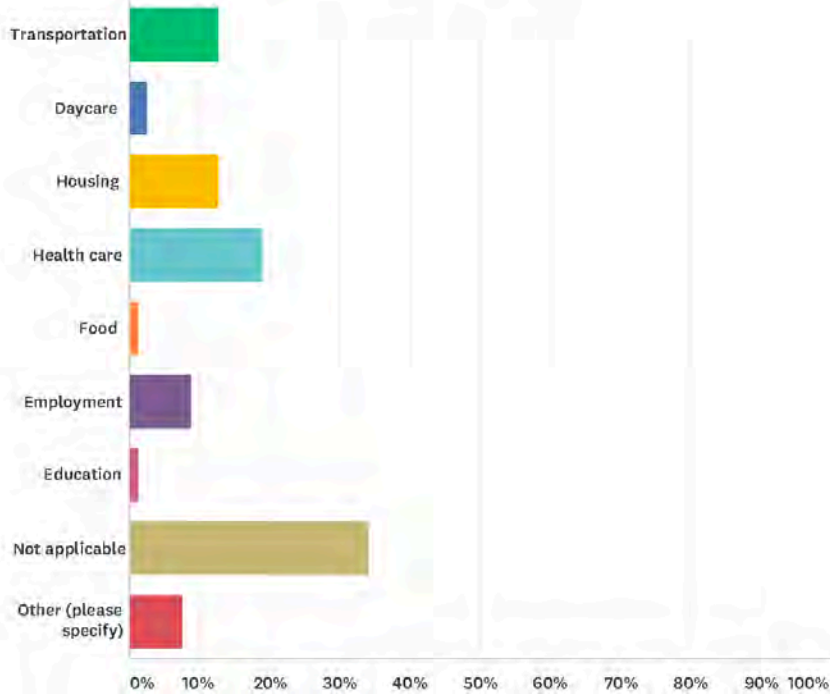


ANSWER CHOICES	RESPONSES	
Conduct a comprehensive study to find out the real need for emergency shelters/housing for temporary homelessness	53.95%	41
Provide financial support to develop an emergency shelter locally for the temporary homeless due to special circumstances	32.89%	25
Increase awareness and improve public information on the available emergency shelter assistance programs locally and regionally	61.84%	47
Set up a not-for-profit service or a referral service to connect people with available shelter services in the area	51.32%	39
Coordinate an effort from local churches and charity organizations to establish an emergency shelter system locally	68.42%	52
Work closely with the regional Continuum of Care (CoC), the Greater Kansas City Coalition to End Homelessness to address emergency shelter needs	51.32%	39
Total Respondents: 76		

## Analysis of Impediments To Fair Housing- Public Community Survey 2

### Q11 Overall, which item listed below is the most challenging impediment in your everyday lifestyle?

Answered: 79 Skipped: 2



ANSWER CHOICES		RESPONSES	
Transportation		12.66%	10
Daycare		2.53%	2
Housing		12.66%	10
Health care		18.99%	15
Food		1.27%	1
Employment		8.86%	7
Education		1.27%	1
Not applicable		34.18%	27
Other (please specify)		7.59%	6
TOTAL			79

#	OTHER (PLEASE SPECIFY)	DATE
1	most all are challenges daily but we work daily to overcome the challenges instead of waiting for someone to do it for us.	10/30/2018 5:00 PM

### Analysis of Impediments To Fair Housing- Public Community Survey 2

2	Safety is becoming a big concern	10/21/2018 10:10 AM
3	Government	10/18/2018 6:30 AM
4	Watching the City not enforce ordinances and laws, like they used to.	10/18/2018 4:55 AM
5	Safety d/l increasing crime	10/18/2018 1:49 AM
6	Currently non but as I get older probably transportation	10/17/2018 9:51 AM

## Analysis of Impediments To Fair Housing- Public Community Survey 2

**Q12 If you have selected one of the options from Question 11, please let us know what you believe would be the best strategy to address the issue.**

Answered: 41    Skipped: 40

#	RESPONSES	DATE
1	Reduce minimum design standards for public infrastructure to more align with other areas in the metro to reduce the cost of infrastructure. Reduce the taxes and fees associated with development to lower the cost of new housing	11/8/2018 8:01 AM
2	None	11/7/2018 5:24 PM
3	Need affordable healthcare	11/1/2018 7:24 PM
4	More affordable rent. It is way to high.	11/1/2018 4:58 AM
5	More affordable health insurance for young adults that are 26 years an up, that just recently got off their parents health insurance	10/30/2018 11:58 PM
6	Good job= insurance	10/30/2018 9:56 PM
7	Improvements to 50hwy and 470 to reduce congestion	10/30/2018 8:42 PM
8	I do not have the answer, if I did I would run for office.	10/30/2018 7:47 PM
9	N/a	10/30/2018 7:46 PM
10	Nice, affordable new developments.	10/30/2018 6:05 PM
11	help people get training and/or education that will enable them to get a job	10/30/2018 5:00 PM
12	N/a	10/30/2018 2:52 PM
13	Universal healthcare	10/30/2018 2:32 PM
14	None	10/30/2018 2:11 PM
15	Continue to increase the number of large businesses coming into LS .	10/30/2018 2:10 PM
16	better insurance rates that allow for affordable co-pays, deductibles etc...	10/25/2018 10:59 AM
17	Have access to affordable housing in LS. There is not enough affordable housing available. Need to work with agencies providing housing and assist them in increasing the number available. Allow developers to create more inventory	10/23/2018 9:46 AM
18	Provide incentives for public transportation and employers to partner to develop targeted transportation solutions.	10/22/2018 8:19 PM
19	Lee's Summit needs quality jobs!!!! Not call centers. Why are the good jobs in Kansas?	10/22/2018 3:00 PM
20	Dedicated bus stops in addition to the Oats.	10/22/2018 10:53 AM
21	Attract more employers to Lee's Summit, rather than building additional housing	10/22/2018 10:47 AM
22	None	10/22/2018 10:38 AM
23	More mass transit, different types of transit.	10/22/2018 9:57 AM
24	Get rid of insurance; pay as you go	10/21/2018 1:34 PM
25	More opportunities for inexpensive, reliable, safe transportation for senior citizens and/or disabled people to get to necessary appointments, etc.	10/20/2018 11:13 PM
26	Privately owned and operated local transportation service	10/19/2018 11:13 AM
27	Higher paying jobs for those without a degree.	10/18/2018 10:31 PM
28	More employers are needed in LS that hire college educated that aren't healthcare related.	10/18/2018 9:50 PM
29	access to alternate affordable transportation close to where i live - education on what is available.	10/18/2018 3:42 PM

### Analysis of Impediments To Fair Housing- Public Community Survey 2

30	Not sure	10/18/2018 6:52 AM
31	Revolution	10/18/2018 6:30 AM
32	Have the codes enforcement group scout neighborhood looking for violations and enforcing them. The City is going downhill, and it seems you are planning to make that even worse, with the cloaked terms of "Affordable" and "Diversify".	10/18/2018 4:55 AM
33	Don't provide "affordable housing" to criminals	10/18/2018 1:49 AM
34	I am very fortunate and have no impediments in my everyday lifestyle.	10/17/2018 8:11 PM
35	none	10/17/2018 1:43 PM
36	Single payer	10/17/2018 12:18 PM
37	Low income plans	10/17/2018 12:17 PM
38	More senior/disabled housing, or financial assistance for those citizens to remain in their homes.	10/17/2018 11:30 AM
39	Fix health care, too expensive	10/17/2018 10:58 AM
40	Greater access or awareness of public transportation for seniors	10/17/2018 9:51 AM
41	Not the job of the city to address this.	10/17/2018 8:35 AM

## Analysis of Impediments To Fair Housing- Public Community Survey 2

### Q13 Please use the space below to add any additional comments that you feel are relevant to the topic of this survey.

Answered: 28 Skipped: 53

#	RESPONSES	DATE
1	This survey was very leading. There should have been open ended questions, too. The answer is almost always sure to be #1. Answers will probably all trend towards the same answers. And, some questions should have been more specific/descriptive. Thanks for creating survey & even asking the questions thought.	11/7/2018 5:24 PM
2	I currently work for the City and have for the last 10 years. I would love to enjoy a loft, new apt, mixed space living accommodations but I can't afford it.	11/4/2018 3:12 PM
3	More jobs that can help young adults grow an able to further their education	10/30/2018 11:58 PM
4	get away from the handouts and work on giving people a hand up	10/30/2018 5:00 PM
5	I looked online and found many rental homes and apartments in Lee's Summit. It doesn't appear that we have a shortage of rental property.	10/30/2018 2:52 PM
6	none	10/25/2018 10:59 AM
7	Housing in Lee's Summit is already fair, don't waste a ton of money on a study.	10/23/2018 1:08 PM
8	Transportation affects everything in Lee's Summit. Going to the grocery store, pharmacy, a job or participation in community.	10/22/2018 10:53 AM
9	There should be no density increase or added housing without addressing impact on already overcrowded schools. Build schools first before bringing in more housing.	10/22/2018 10:47 AM
10	Lee's Summit needs to decide on where we want to focus our development. I for one would like to focus on owner-occupied properties, not short-term rental.	10/22/2018 9:57 AM
11	Lees Summit has grown into the great city that it is because we have followed the market and built what is necessary to thrive. We need to stick with that philosophy.	10/21/2018 1:34 PM
12	Why are you considering adding more apartments? When is it enough?	10/21/2018 10:10 AM
13	I believe some growth in Lee Summit is good. However, the more you grow the more you need our police in our fire department to grow as well. Because with growth comes more crime which we are already seeing. And more traffic. It now becomes a challenge for the elderly to travel as well as new drivers and people in general. I feel the majority of the growth should be happening within the heart of the city rather than the outskirts. People moved to the outskirts to be away from the growth in the crime. We now become targets of crime regularly and can no longer travel amongst our businesses that we frequent with little traffic.	10/21/2018 8:58 AM
14	Need to understand and address the need for senior housing. Not just apartments, but maintained provided communities with detached houses, duplexes, etc.. Need units with garages.	10/19/2018 11:13 AM
15	This survey is horrible. What are you trying to make LS become? If this survey is any indication you certainly aren't in it for the betterment of our community if you want to drag it down with more apartments. And then when the economy tanks again, they will sit empty or worse become section 8 housing.	10/19/2018 5:56 AM
16	No thanks	10/18/2018 10:31 PM
17	LS mrs to start attracting regional events and entertainment. We should have big events over Memorial Day and Labor Day. We need to have more than Downtown Days and Oktoberfest.	10/18/2018 9:50 PM
18	more walkable communities when you do your development plan. provide incentives to existing subdivisions to be a part of network or working group to provide info/ideas to community planners.	10/18/2018 3:42 PM
19	We have enough section 8 and low income housing for a city our size. Concentrate on better paying jobs.	10/18/2018 10:17 AM
20	Jone	10/18/2018 6:52 AM

### Analysis of Impediments To Fair Housing- Public Community Survey 2

21	Another waste of taxpayers money, thanks	10/18/2018 6:30 AM
22	I lived in Lee's Summit since May of 1994, and I will leave if you decide to become a slum town. Keep in mind, the trend is that the existing 3 bedroom 2 bath homes are becoming the "right size" trend. You are set up to capitalize on this trend, with existing inventory, in areas that are becoming rough.	10/18/2018 4:55 AM
23	Please be realistic about the problems section 8 housing will likely bring to a neighborhood. Don't destroy decent neighborhoods by placing low income rentals open to criminals	10/18/2018 1:49 AM
24	Affordable housing should NEVER be developed near upscale subdivisions. The City must take into consideration existing development when determining where affordable housing should be developed.	10/17/2018 8:11 PM
25	SINGLE PAYER	10/17/2018 12:18 PM
26	I know a woman who came here from CA, lived two months with a relative in LS Hsg Authority apartment, then was given her own apartment. But a friend of mine has waited over 3 yrs to get her mother into senior housing. Just doesn't make sense.	10/17/2018 11:30 AM
27	0	10/17/2018 10:58 AM
28	The 55+ do not have options to purchase in a community of smaller homes that are affordable. Unable to downsize and stay in area.	10/17/2018 9:48 AM