



KCStat Follow-Up Memo
Housing KCStat Meeting
January 16, 2018 8:30 AM

Full presentation and link to video
(when available) can be found here:
<http://kcmo.gov/kcstat/meetings>

Live-tweet stream can be found by
searching Twitter for #kcstat

The January 16 KCStat meeting on Housing focused on reporting progress toward the objectives outlined in the 2017 Update to the Citywide Business Plan (see table below). Major discussion points, follow-up items, and data questions that arose at the meeting are summarized below. For questions on these items, please contact Kate Bender (kate.bender@kcmo.org).

1. Major Discussion Points

- a. A comprehensive report on housing policy options is planned in response to Resolution 170825. A working group is being formed, and public engagement is planned this spring, with a full report to be presented to Council in August. Mayor James recommended engagement of the private sector in these efforts, and that the group consider transportation as an important component.
- b. HUD may be modifying their Fair Housing Planning process going forward, but we are continuing to implement our completed AFFH plan.
- c. Investment in neighborhoods can lead to perceived gentrification – other cities have identified methods to address this such as freeze on property tax, but we need to be conscious of other taxing jurisdictions in this process. Another solution might be individual assistance to low-income homeowners.
- d. Low-income housing tax credits have been eliminated by the state; the new federal tax law also lowers the value of federal tax credits so the gap is larger. Per Mayor James, the city needs to continue to partner with other cities statewide on lobbying and developing solutions to the reduction in funding for affordable housing.
- e. A Housing Trust fund has been discussed as part of the solution to support affordable housing; there are a variety of designated funding sources used by other cities for housing trusts, including fees, taxes, bonds, TIF, etc.
- f. Of the tax credit properties downtown, 41% will reach the expiration date on their period of affordability in the next five years.
- g. The Health Department is engaged in testing over 1,400 children annually for lead poisoning and has a goal of remediating 152 properties in 36 months with \$2.9 million in HUD funding. However, there is still a major gap in children in target areas being tested and at-risk properties being remediated.
- h. The Healthy Homes ordinance is currently being considered by the Housing Committee. The current version provides complaint-based inspections from the city and requires landlords to obtain an annual permit and submit a self-inspection or third party inspection. The self-inspection would help to educate both property owners and tenants of the baseline requirements for habitability and safety.
- i. Kansas City's residential PACE program has seen strong outcomes in its first year, with 333 homes making energy efficiency or solar energy investments. While PACE may be a viable funding source for multi-family buildings and could be leveraged to extend affordability periods, it is not a viable source for low-income single family homes.

- j. The City's transit oriented development policy is reflected in the Main Street overlay along with proposed approaches to the Troost and Prospect MAX.
- k. Efforts continue to establish a loan fund capitalized by banks and the City that would address the rehab funding gap in targeted area. This effort has been underway for a year and has successfully produced a term sheet for loans; the next step is to obtain commitment of dollars from the banks this spring.
- l. Analysis using the Market Value Analysis data suggests that a higher rate of owner occupancy is not necessarily tied to lower code violations. Discussion focused on the possible necessity of creating programs to support rental housing assistance, which is absent from the City's current slate of programs, as well as to provide tiers of opportunity for rental/ownership across different property types.

2. Follow-Ups for Departments (to report back next Housing KCStat (July 3, 2018)):

- a. Provide update on progress toward Housing Policy report, including data assessed and outcome of any engagement efforts (Housing and Neighborhood Services)
- b. Provide update on plan to preserve and/or create affordable housing units downtown – goal of 100 new units annually (Housing and Neighborhood Services)
- c. Report back on full year of findings on resident satisfaction with affordable and quality housing (Office of Performance Management)
- d. Report back on efforts to align energy efficiency/weatherization/home repair programs between OEQ, Community Action Agency, Neighborhoods and Housing Services, and the Health Department for maximum outcomes for participants (Neighborhood and Housing Services)
- e. Report back on progress in the Housing Condition camera survey pilot effort in the Heart of the City area (City Planning and Development)

3. Data Questions (to report back next Housing KCStat (July 3, 2018)):

- a. Clarify units for Consolidated Plan goals and illustrate connection between public facility/social service goals and housing (Neighborhoods and Housing Services – Housing)
- b. Identify formerly affordable housing units that have expired from their tax credit period of 15 or 30 years to determine whether their rents have increased since (Neighborhoods and Housing Services – Housing)
- c. If possible, report back on our relative quantity of affordable and workforce units (and the gap compared to demand), and how this compares with peer cities (City Planning and Development)
- d. Report back on eviction data findings (Office of Performance Management)

4. Objectives: The following objectives and strategies from the 2017 Update to the Citywide Business Plan were discussed at the 1/16/18 KCStat on Housing:

Objective	Strategies
<p>1. Increase accessibility to socially and physically diverse quality housing throughout the City for all income groups.</p>	<p>a. Ensure that implementation of the Annual Action Plans meet Affirmatively Furthering Fair Housing (AFFH) goals. (Neighborhoods and Housing Services-Housing)</p> <p>b. Ensure that City housing policies encourage the creation and retention of housing units at all levels of affordability and emphasize mixed-income housing. (City Planning and Development)</p> <p>c. Undertake data analysis to integrate the understanding of supply and demand into the City’s housing policies. (City Planning and Development)</p> <p>d. Identify criteria to define and address the creation of workforce housing units through developing a comprehensive housing strategy. (Neighborhood and Housing Services – Housing)</p>
<p>2. Improve the conditions and livability of housing throughout the City.</p>	<p>a. Expand the reach of Project LeadSafeKC through increased awareness, communication, and testing. (Health)</p> <p>b. Implement a Healthy Homes inspection program to protect rental property occupants from environmental hazards. (Health-Environmental Health Services)</p> <p>c. Identify funding sources to improve and maximize energy efficiency in order to reduce costs for residents, particularly on low-income households and multi-family low-income housing. (Office of Environmental Quality)</p> <p>d. Utilize the City’s Transit Oriented Development Policy to encourage higher density for new housing developments within close proximity of frequent public transit service. (City Planning and Development)</p>
<p>3. Support rehabilitation and construction of housing for the purpose of revitalizing neighborhoods in the City.</p>	<p>a. Perform targeted housing condition surveys to define or refine improvement activities. (City Planning and Development)</p> <p>b. Support the establishment of a new local housing financing mechanism that offers single-family rehabilitation and new infill construction to support home ownership opportunities. (Neighborhoods and Housing Services-Housing)</p> <p>c. Utilize the Market Value Analysis (MVA) as the basis for identifying opportunities for housing development and revitalization opportunities in neighborhoods with similar development patterns and characteristics across the City. (City Planning and Development)</p>