

Housing Market & Fair Housing Analysis for Kansas City, Missouri

Housing Committee Meeting
October 20, 2021



Today's Meeting



- Background
- What We've Heard
 - Feedback from stakeholders
- What We've Learned
 - Census data and much more
- Draft Recommendations
 - Priorities discussion

Background

A Plan for All Kansas City

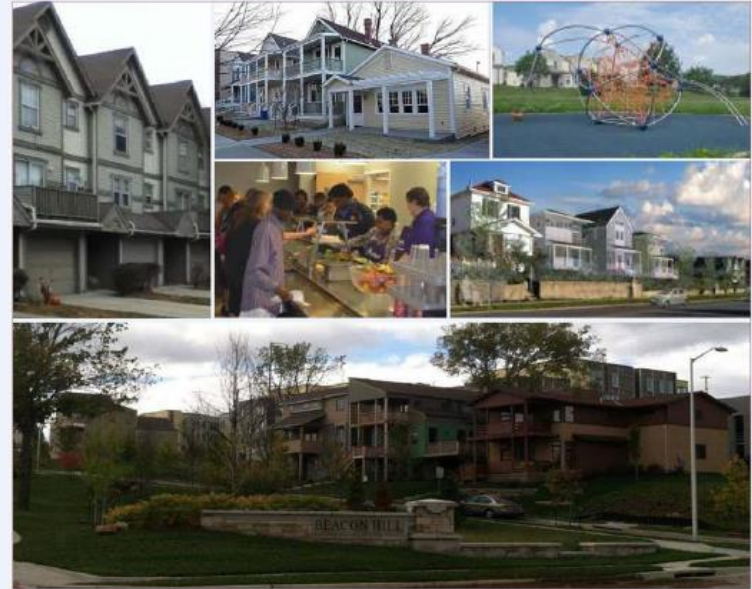
- **Describes** the planning and management process
- **Assesses** the city's housing and community needs, identifies policies and strategies over the period to address those needs
- **Recommends how to invest** funds from federal and other sources on an annual basis
 - Community Development Block Grant (CDBG)
 - Housing Opportunities for People with AIDS (HOPWA)
 - Home Investment Partnership Program (HOME)
 - Emergency Solutions Grant (ESG)

City of Kansas City, Missouri



2017-2021

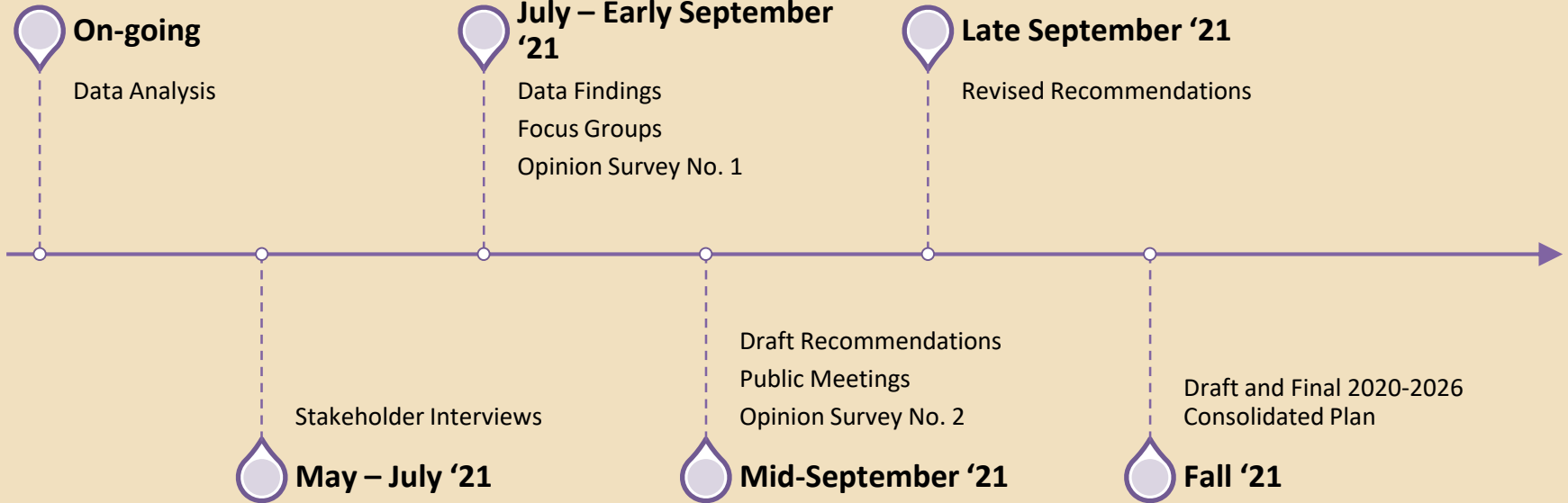
Five Year Consolidated Plan
and One Year Action Plan



A Plan for All Kansas City

Current Project

Housing Market & Fair Housing Analysis for Kansas City, Missouri



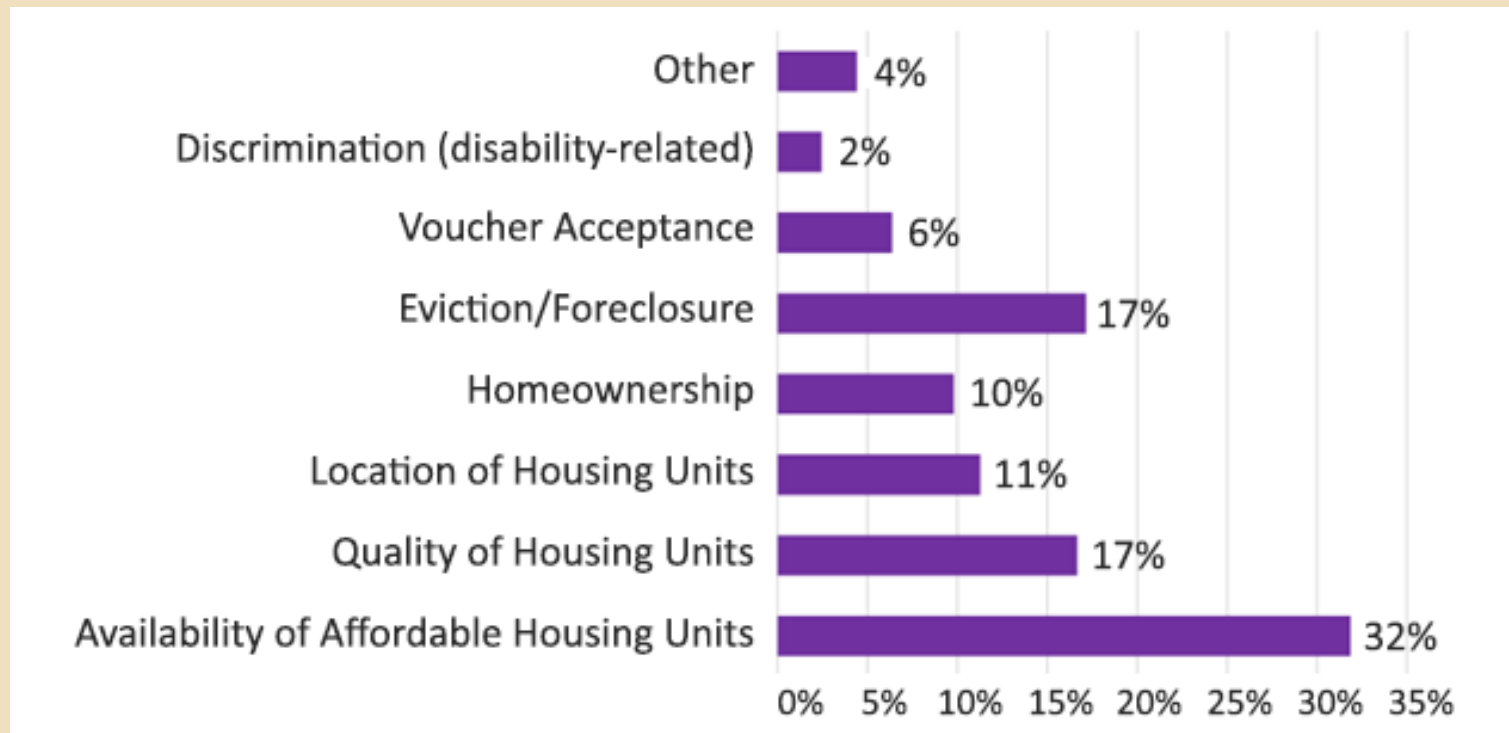
What We've Heard

Interviews and Focus Groups



- City Staff
- Landlords
- Boards and Commissioners
- Public Sector
- Non-profits
- Community Groups
- Elected Officials
- Tenants
- Neighborhoods

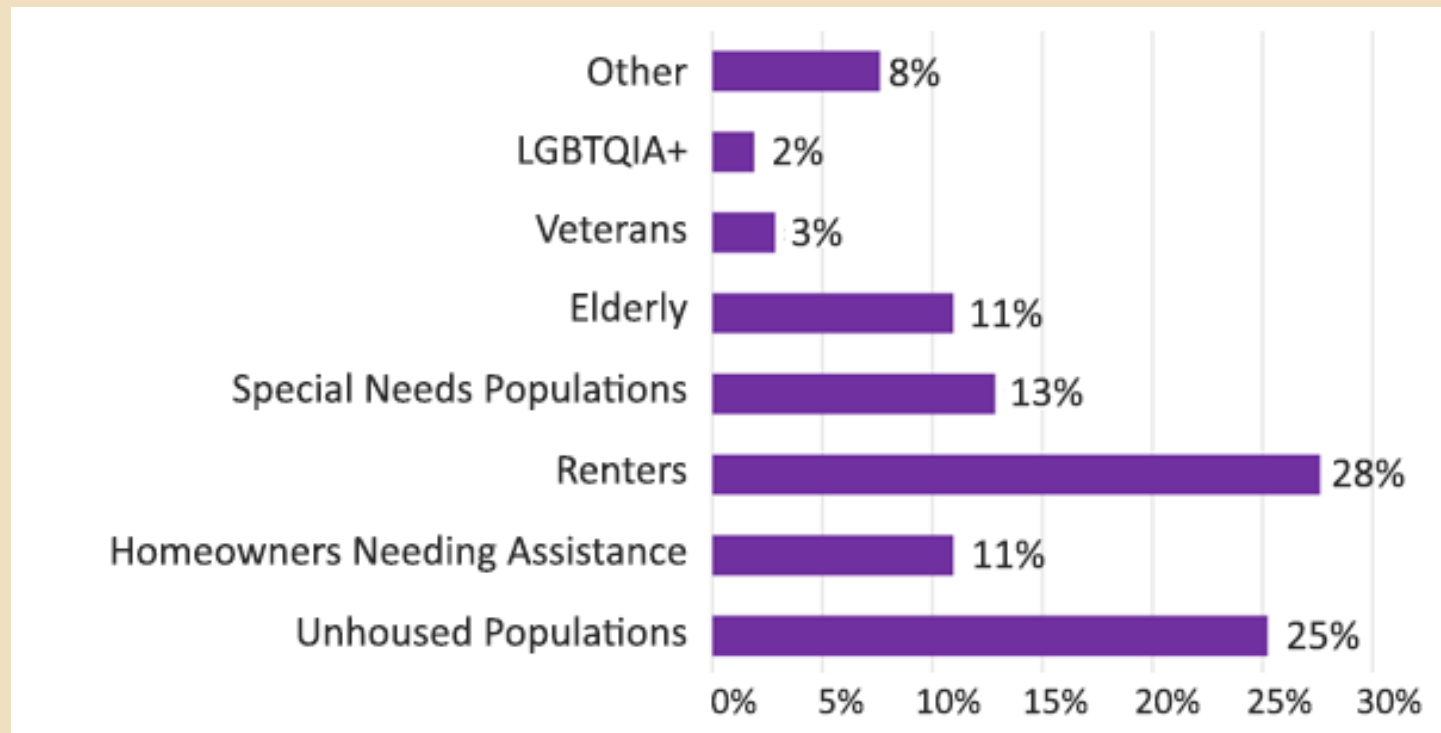
What We've Heard Interviews and Focus Groups



Biggest Housing Problems in Kansas City

What We've Heard

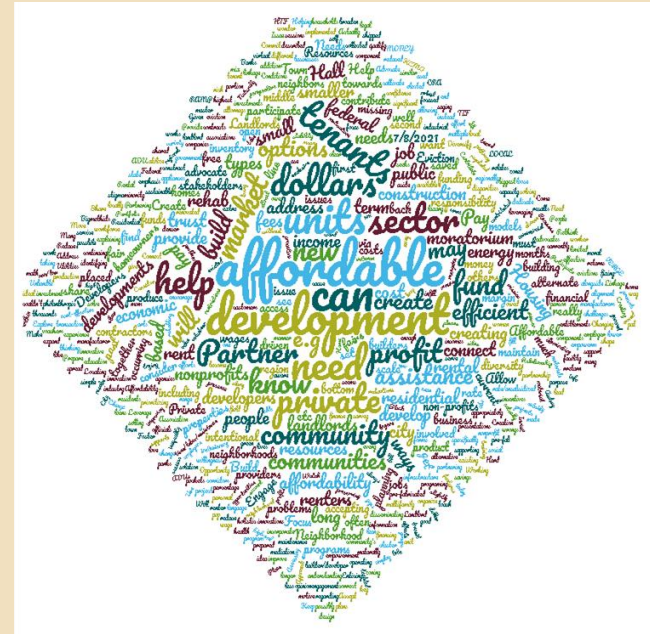
Interviews and Focus Groups



People Most Affected by Housing Problems

What the Private Sector Can Do to Help Address Housing Issues & Those Most Affected by Them

- Quantity of affordable housing units
- Housing type, size, and tenure
- New funding approaches
- Development approaches
- Landlord / owner and tenant needs

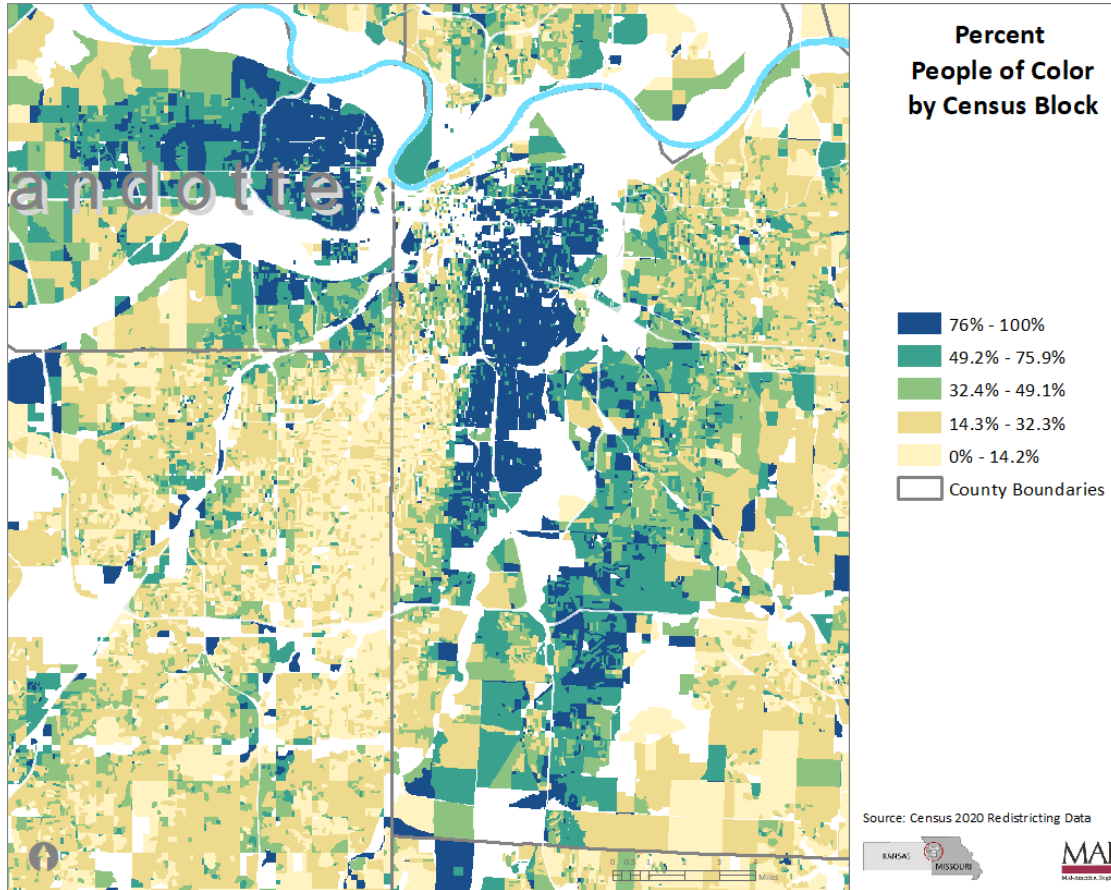


Additional Stakeholder Meetings

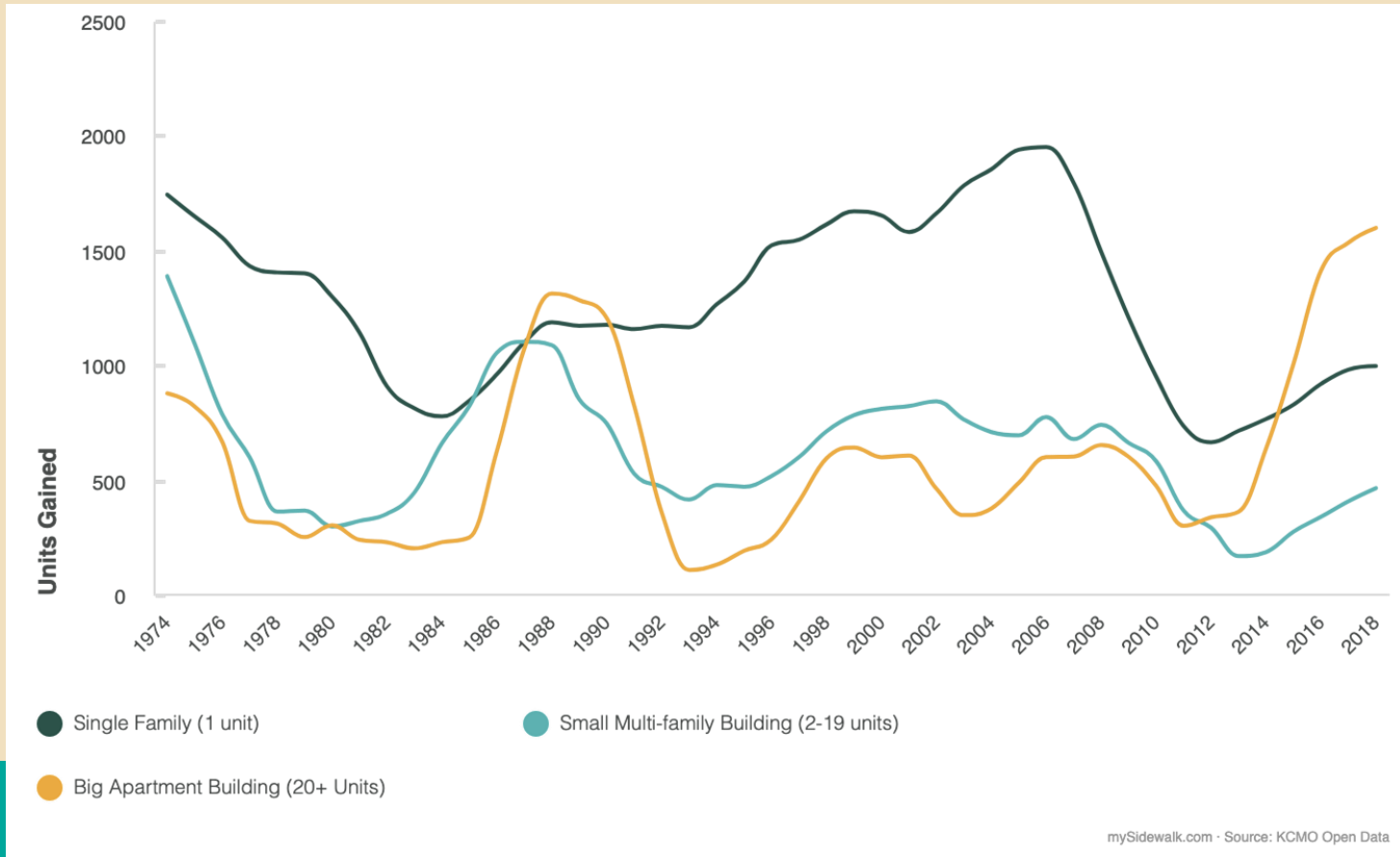
- Fair Housing Stakeholders (Sept. 15)
- Hickman Mills United Neighborhoods (Sept. 27)
- Vineyard Neighborhood Association (Sept. 28)
- Council of Neighborhood Leaders (Oct. 4)
- Washington Wheatley-Wendell Phillips Neighborhood (Oct. 18)



2020 Census – Concentrations of People of Color

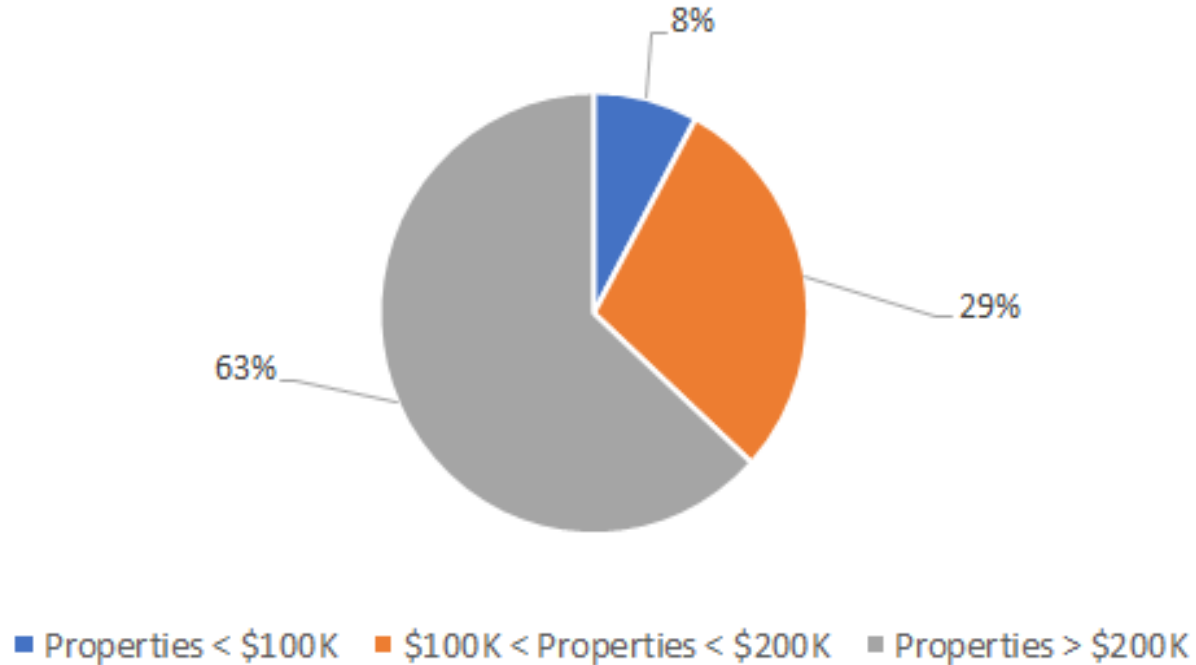


Housing Permits by Type (5-Year Rolling Average)



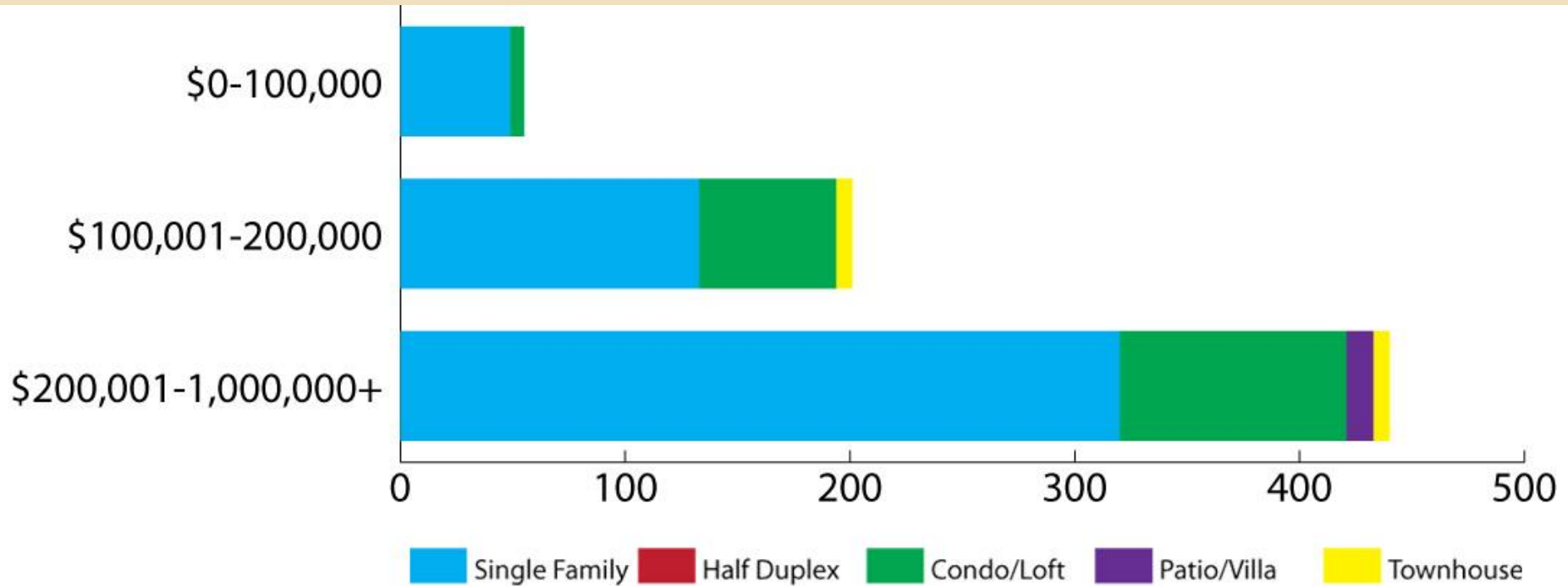
Homes for Sale in Kansas City

Percent Breakdown of Properties in Kansas City on Sale



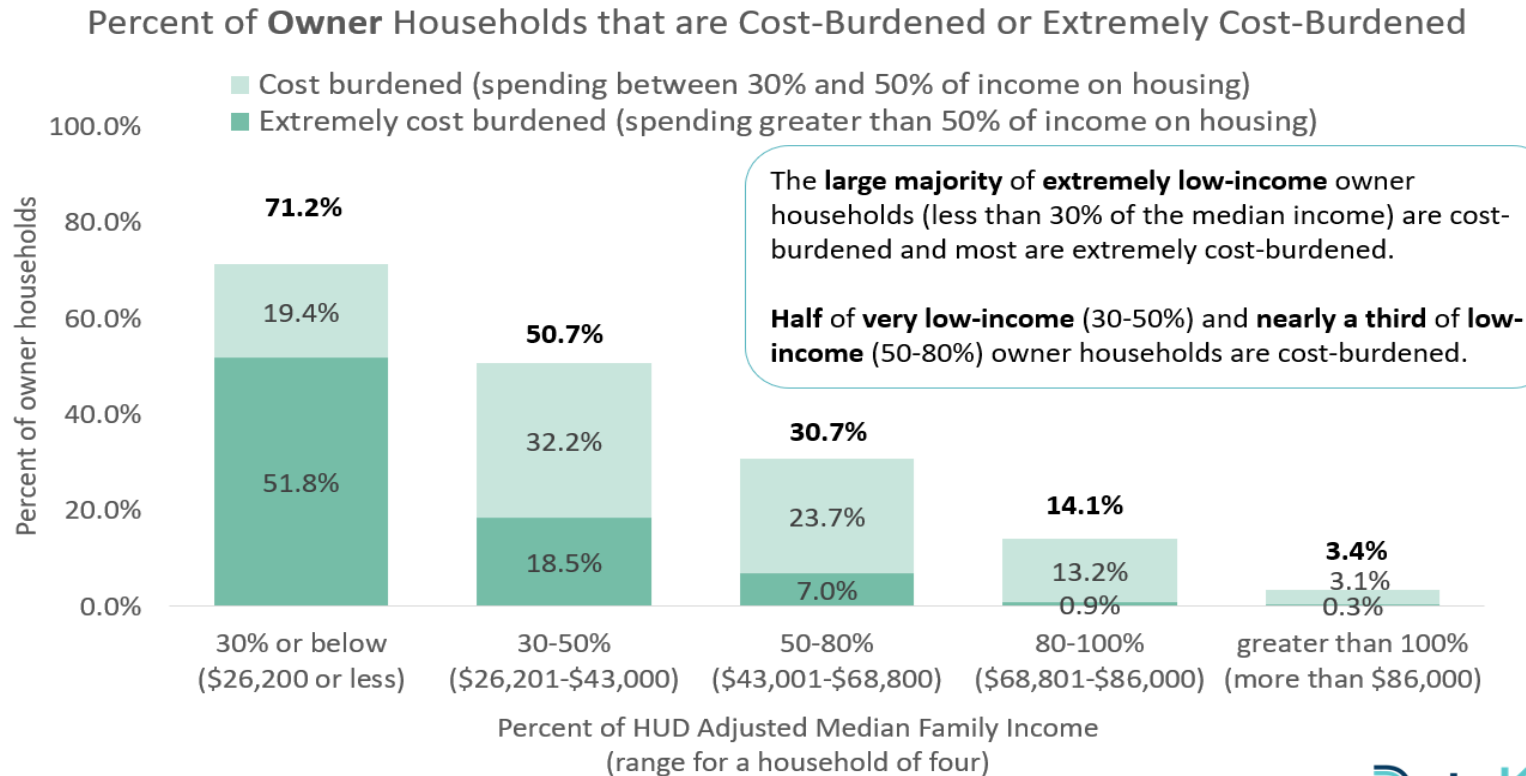
Data Source: KCRAR June 2021

Homes for Sale in Kansas City



Data Source: KCRAR June 2021

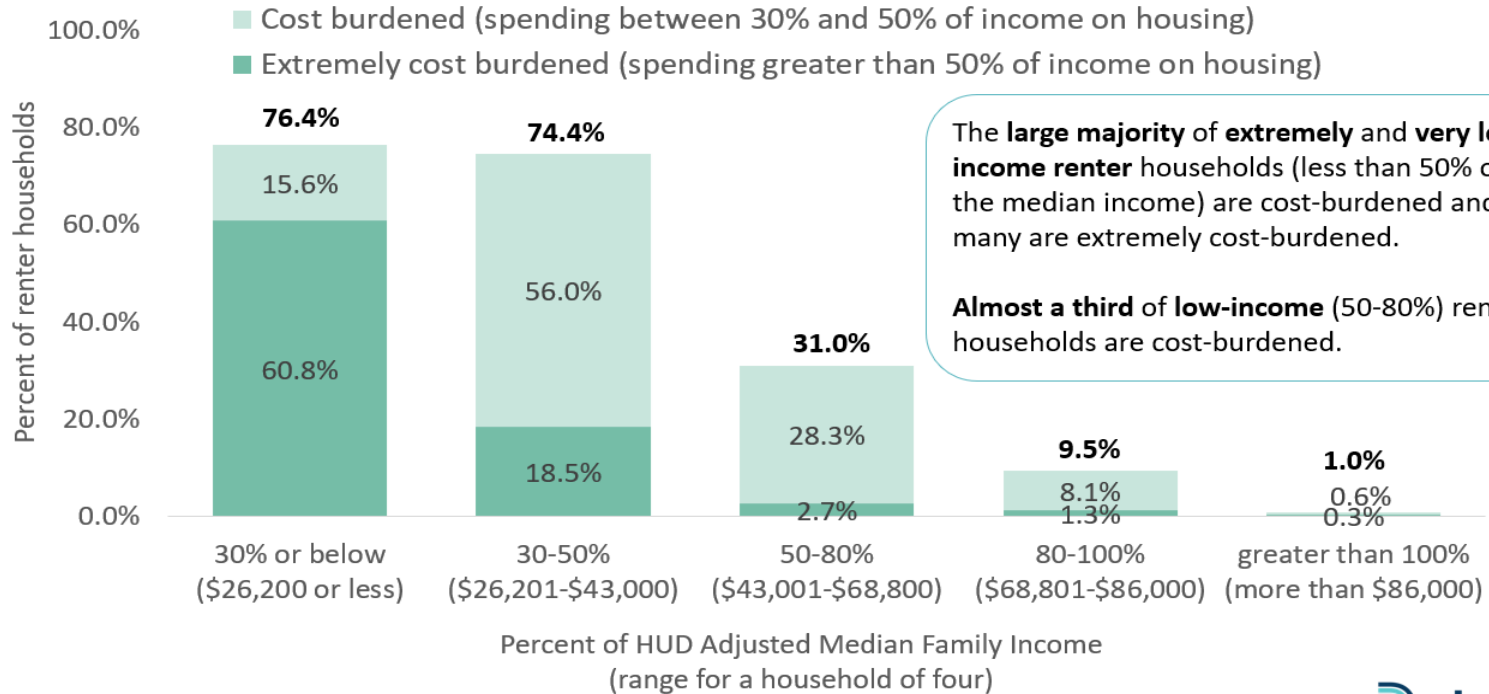
Cost Burdened Residents: Owners



Source: CHAS Data Analysis

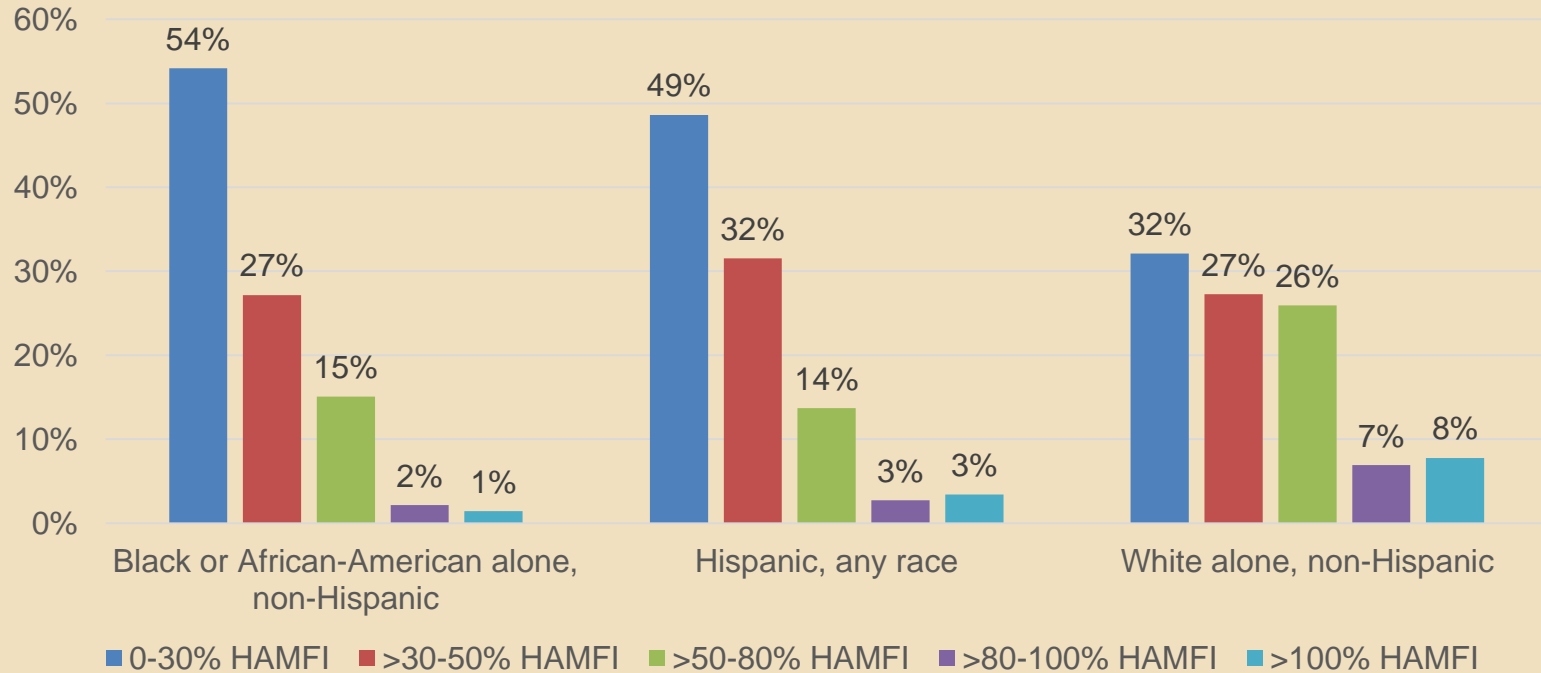
Cost Burdened Residents: Renters

Percent of **Renter** Households that are Cost-Burdened or Extremely Cost-Burdened by Income Level



Source: CHAS Data Analysis

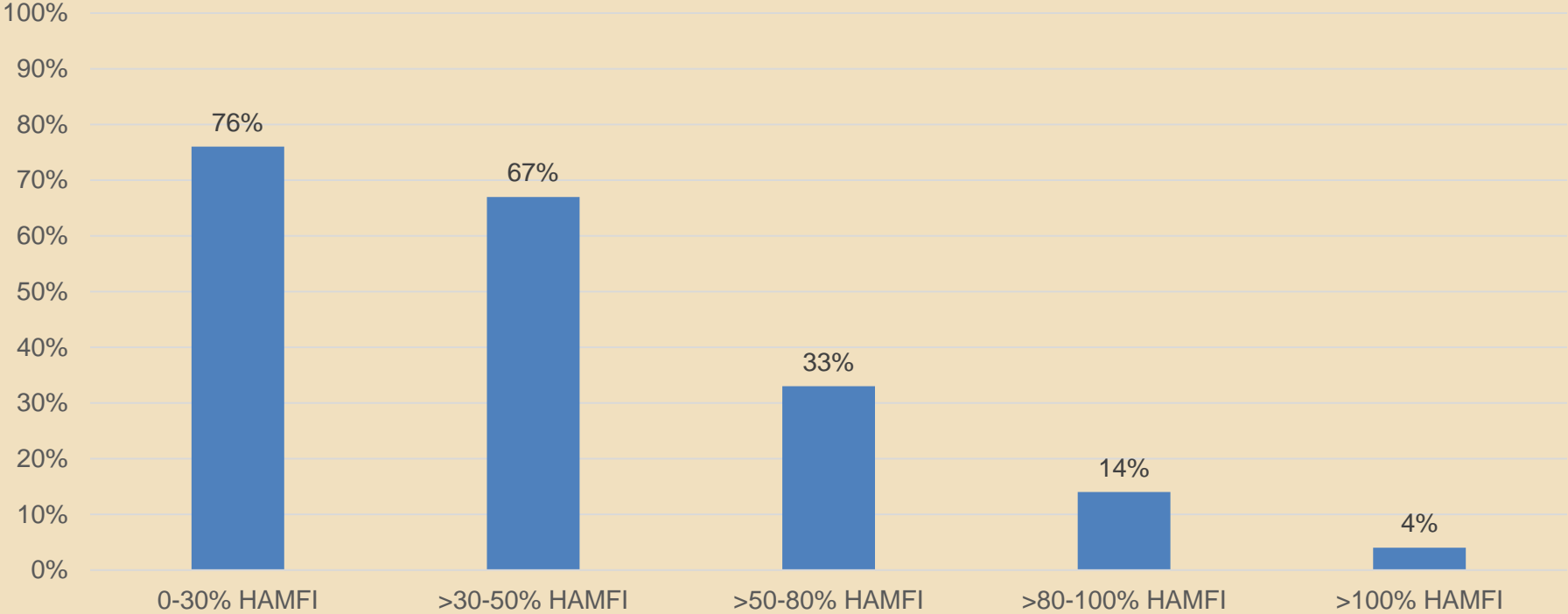
Households with Housing Problems by Race/Ethnicity



HUD Area Median Family Income (HAMFI)

Data Source: CHAS 2017

Share of Households with Housing Problems by Income

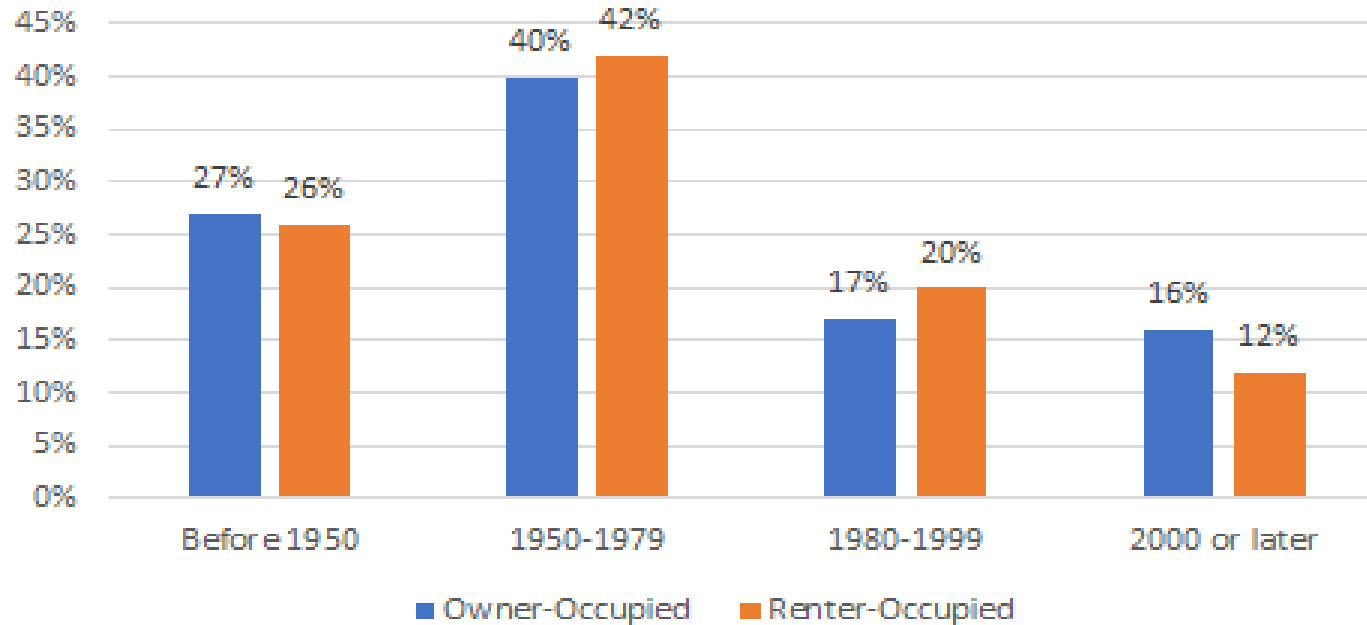


HUD Area Median Family Income (HAMFI)

Data Source: CHAS 2017

Age of Units

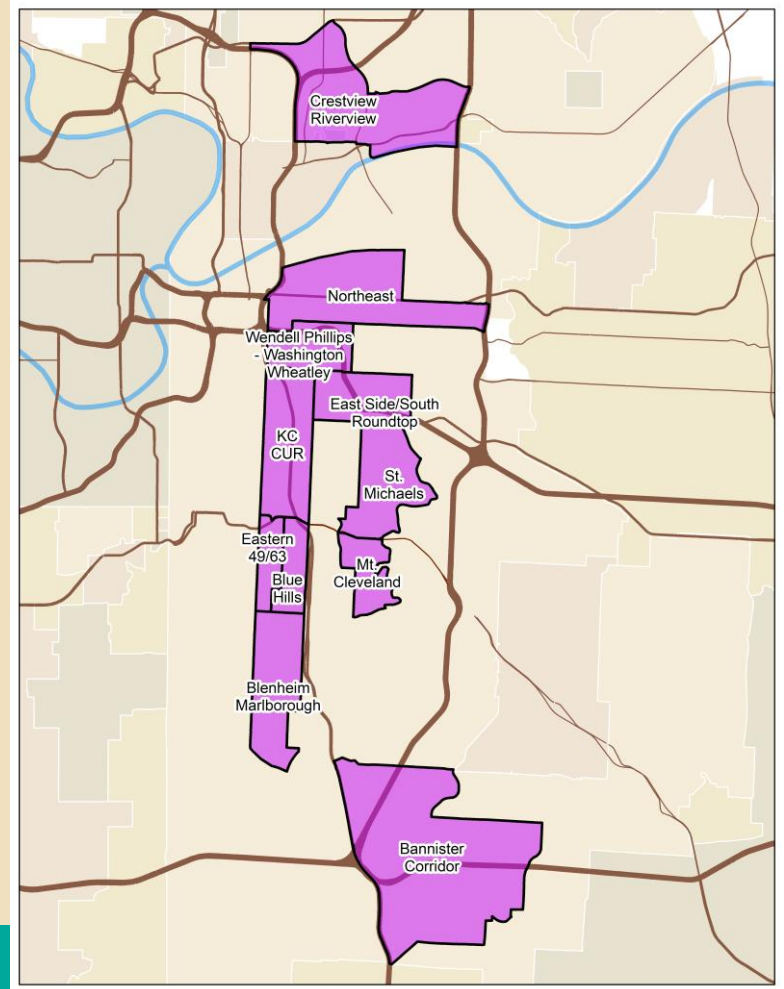
Year Unit Built for Owner and Renter-Occupied



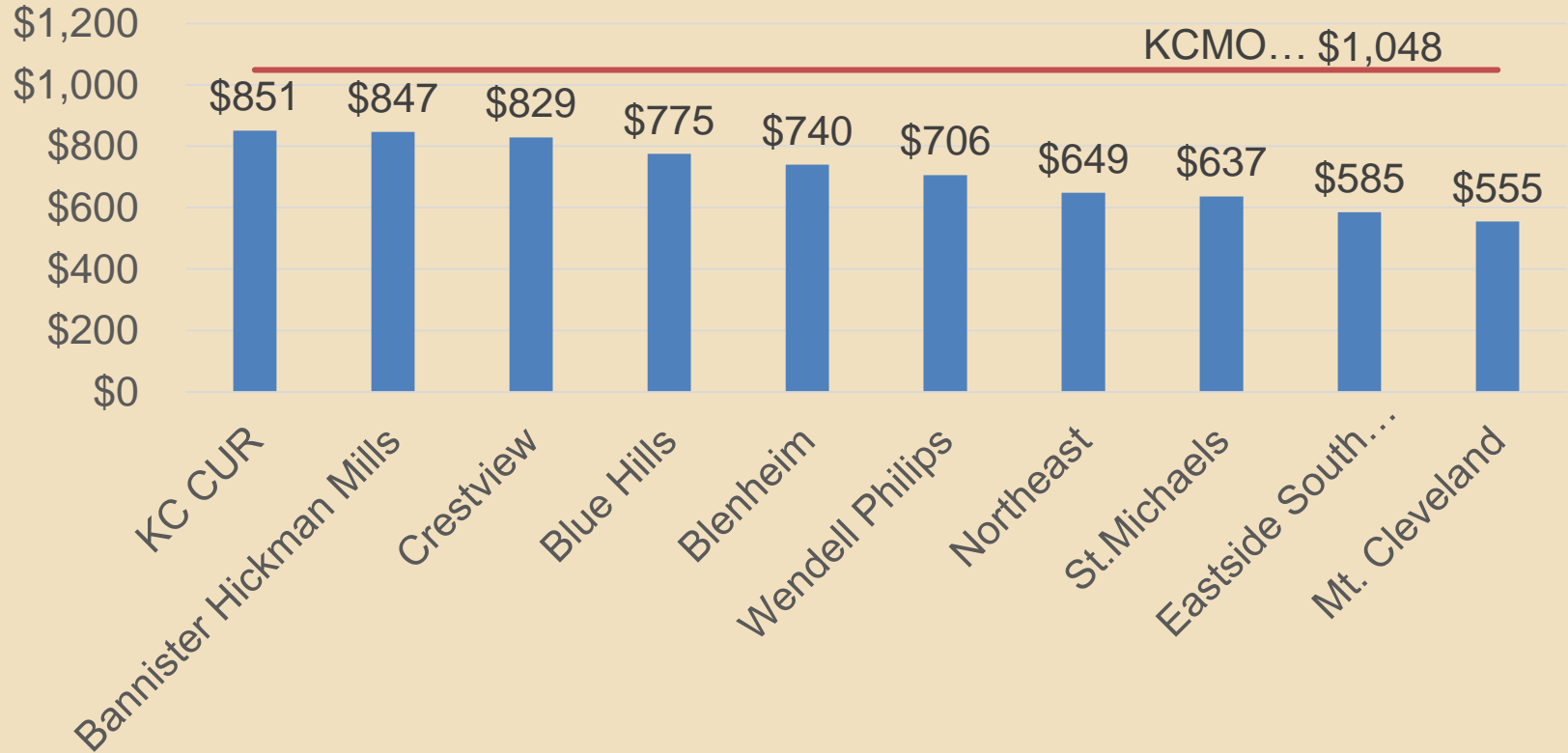
Data Source: CHAS 2017

Target Areas

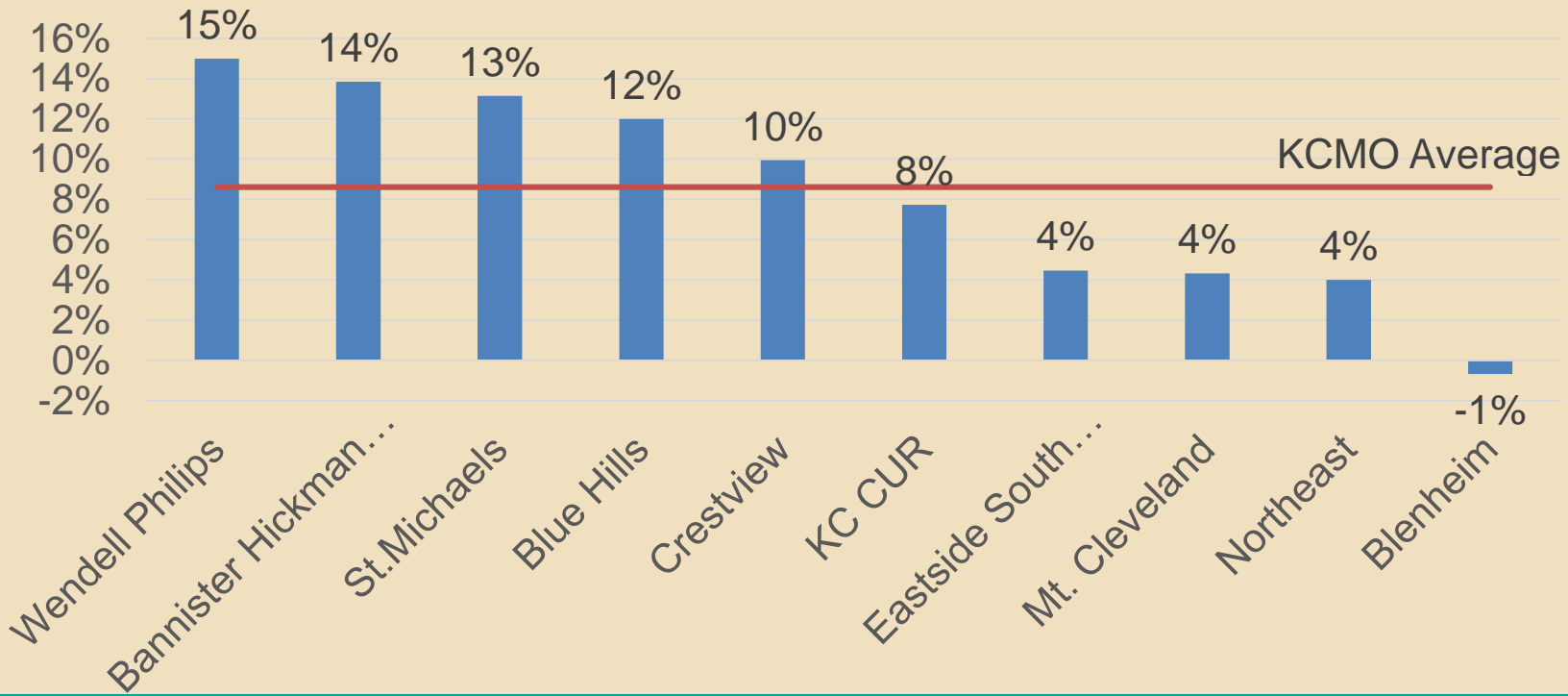
- Bannister Corridor
- Blenheim Marlborough
- Blue Hills (Eastern 49/63)
- Crestview/Riverview
- East Side/South Round-up
- KC CUR
- Mt. Cleveland
- Northeast
- St. Michaels
- Wendell-Phillips /Washington-Wheatley



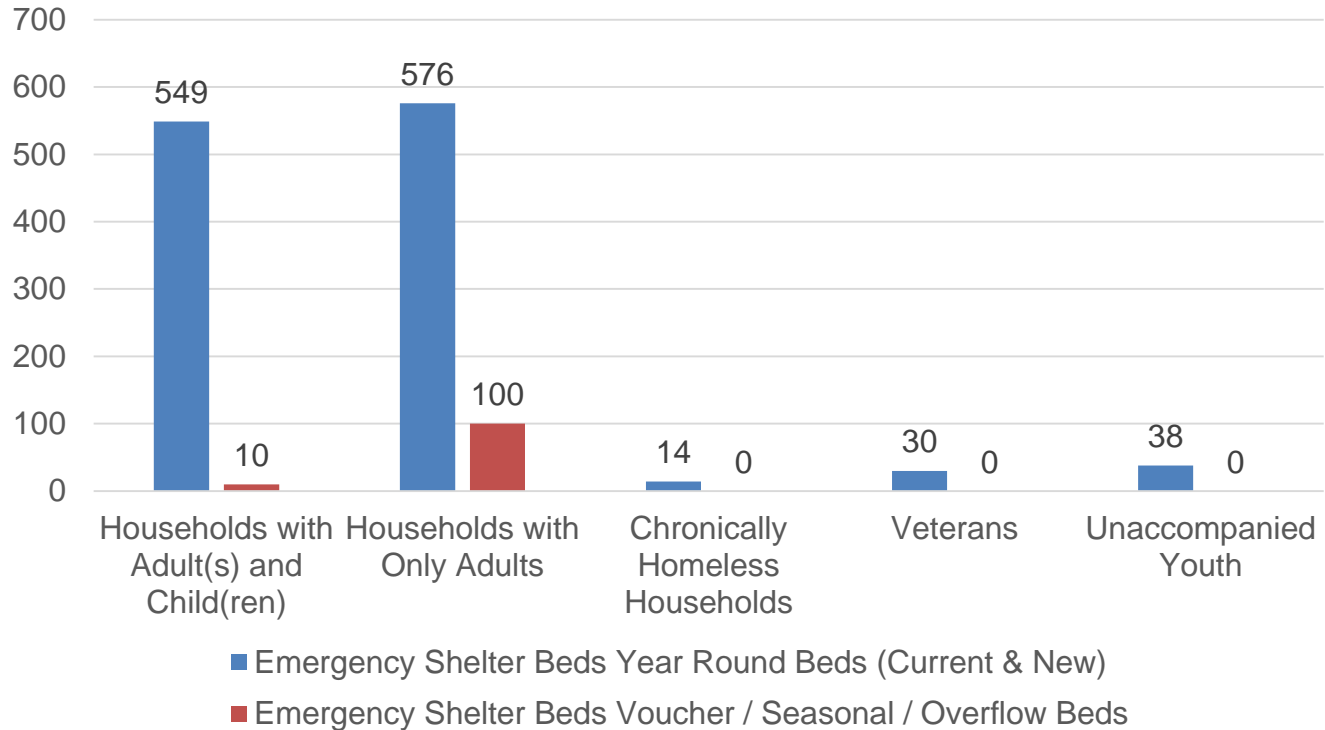
Market Asking Rent Per Unit, 2021 Q2



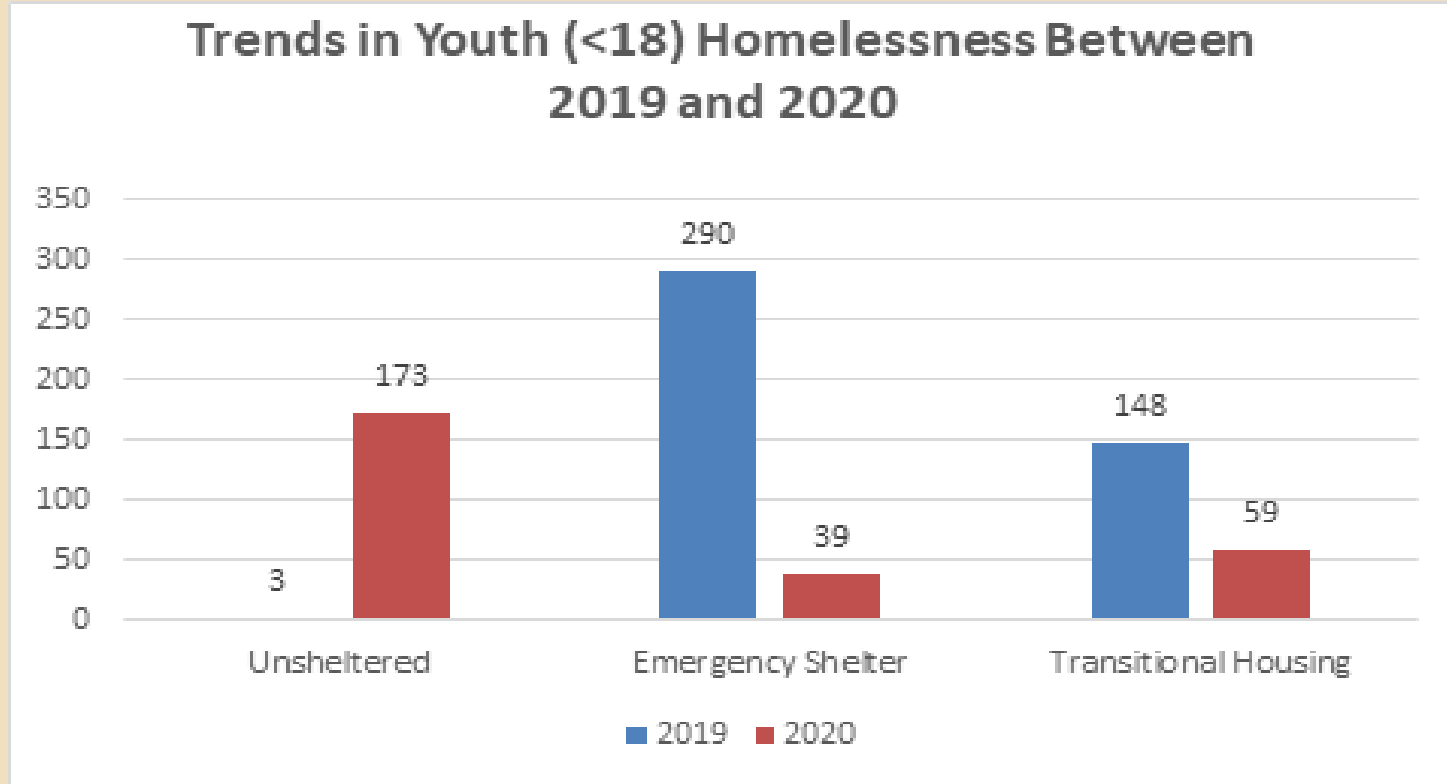
Percent Change in Market Asking Rent per Unit, 2018 Q1 - 2021 Q2



Emergency Shelter Beds - 2020



Youth (<18) Homelessness (2019 & 2020)



Data Source: Greater Kansas City Coalition to End Homelessness. “Community Data Review.”
Needs Assessment Greater Kansas City Continuum of Care 2020, KCMO, GKCCEH, 2020

Community Members with Disabilities

60,966 disabled persons live in Kansas City

- 12.7% of total population; 25.5% have income below the poverty level
- 4,350 children with disabilities; 4% are under 18 years.
- 11.2% adults with disabilities are 18–64 years of age
- 36% are over 65 years old

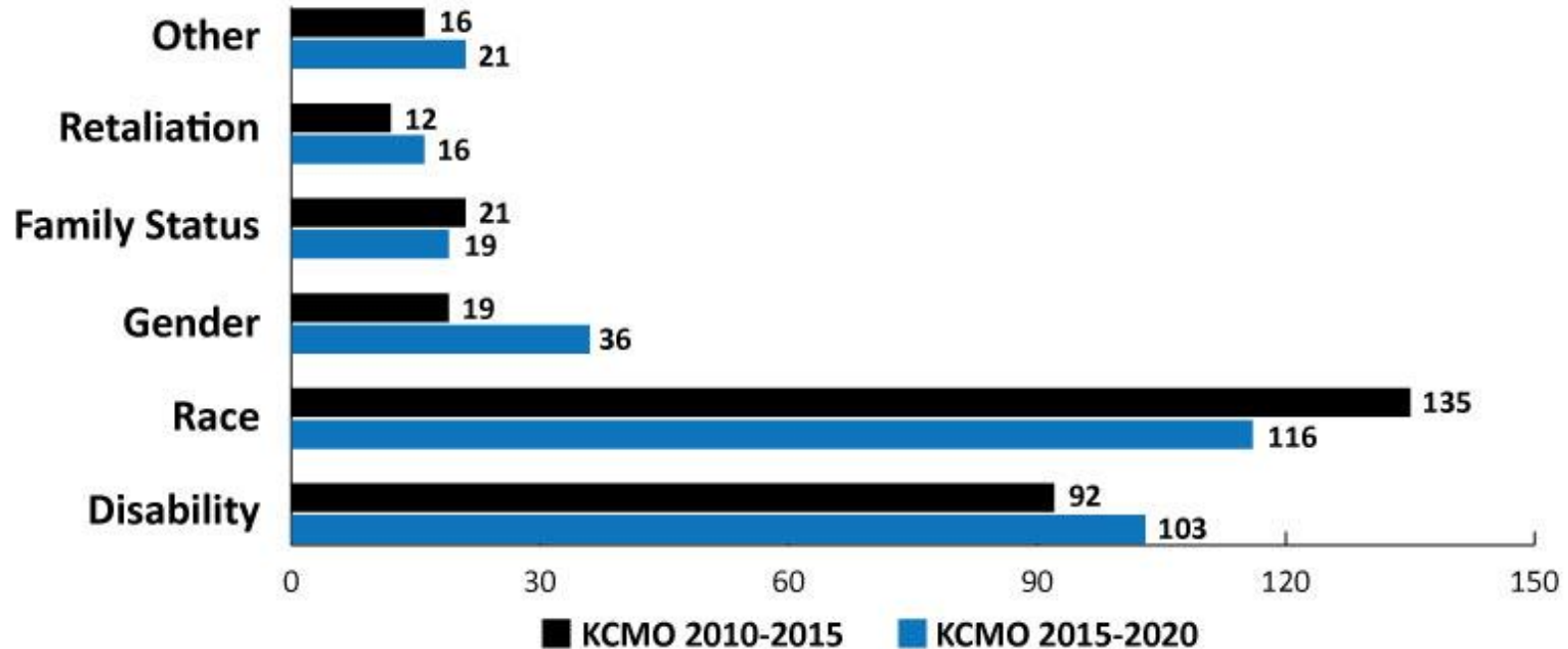
38.3% of all housing discrimination complaints filed with HUD over the past 5 years in Kansas City identified disability as the reason for discrimination.

What We've Learned

- The city is growing and becoming more diverse
- Housing costs are rising for both renters and owners.
- The supply of housing is more of a challenge – fewer vacancies for renters and fewer homes on the market for buyers
- Cost-burdened households are increasing.
- Evictions are up.
- There are disproportionate impacts on persons of color and people living with disabilities.

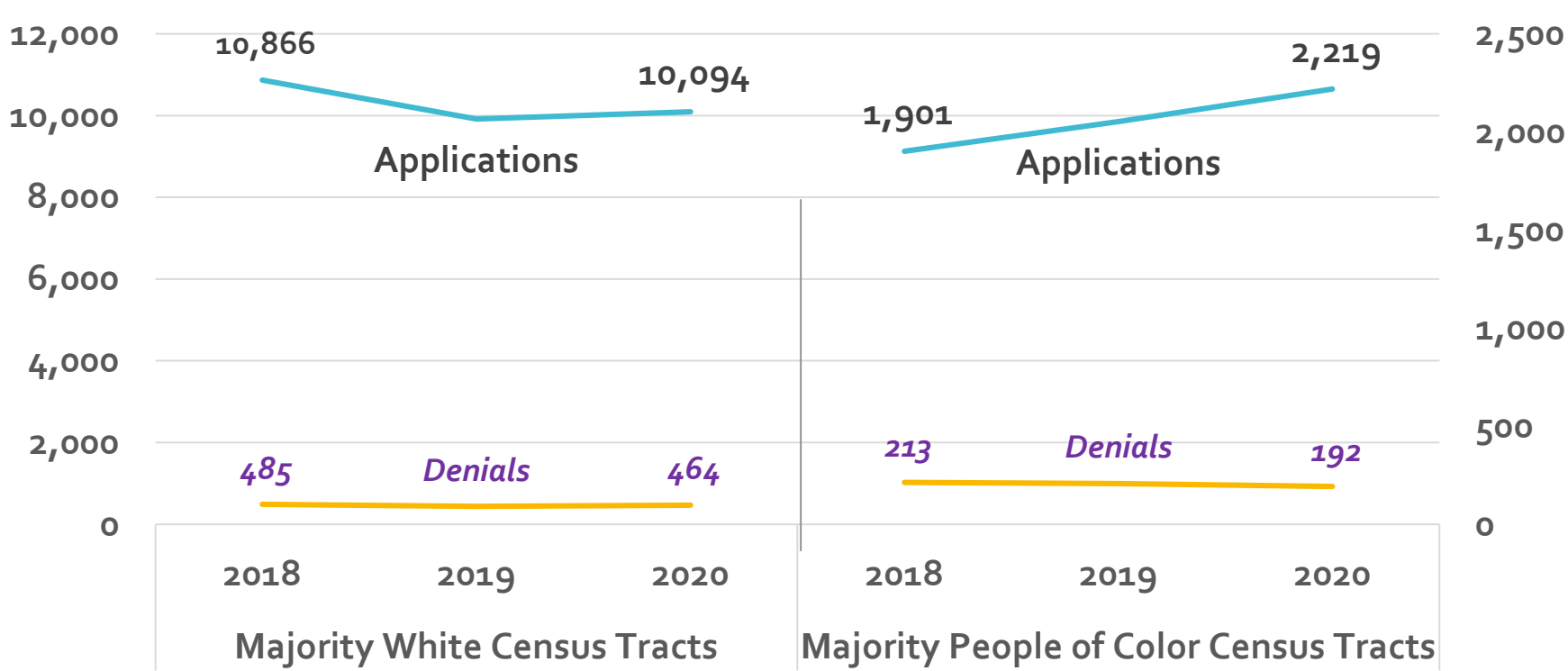
Housing Discrimination Complaints 2010 - 2020

2010-2020 Trends in KCMO HUD Complaints by Protected Class



Data Source: HUD Region 7

Home Mortgage Disclosure Act Data



Home Purchase Loan Trends 2018-2020

Data Source: Consumer Financial Protection Bureau

Draft Housing Market & Fair Housing Goals

- Looking for your feedback
- The survey includes this information – groups strategies by goal areas
- Many are focused on challenges for renters; some for homeowners
- How might the city use its funding (or raise funds) to address these challenges?



Goal - Relationships: Strengthen relationships with Missouri officials.

- Meet regularly and discuss housing needs and possible solutions.
- Explore how state programs and services can support Kansas City.
- Engage and share information with key public officials.
- Push for stronger housing legislation at the state and federal levels.



Goal - Barriers: Address barriers to securing rental housing.

- Examine best practices and use them to help low-income households.
- Provide training, workshops, education, and other opportunities for low-income renters.
- Explore options available through agencies and non-profits to secure housing.
- Implement a housing locator service.
- Make source of income a protected category under the city's fair housing regulations.

Goal - Evictions: Reduce evictions.

- Review and regularly update housing and eviction data.
- Create a strong system for legal services to reduce evictions.
- Provide resources for case management and rent and utility assistance.



Goal - Funding: Allocate funds to implement and evaluate housing goals.

- Set annual goals for producing new affordable housing.
- Evaluate programs to support homeownership and home rehabilitation.
- Implement Housing Preservation Task Force recommendations.
- Set goals for annual investments in neighborhood stabilization.
- Identify priority areas for removal of blight
- Respond to gentrification with replacement/protection of affordable housing units.

Goal - Programs & Services: Support aging in place programs and housing supportive services.

- Leverage existing programs to assist with home repairs and modifications.
- Set priorities for Low-Income Housing Tax Credit projects to include units for older adults, non-elderly disabled persons, and special needs populations.
- Build new and renovate existing housing units that reduce mobility barriers.



Goal - Low & Very-Low Income: Increase the number of housing units available to very low and low-income residents.

- Market existing vacant single-family homes, multi-family properties, and vacant lots for affordable redevelopment opportunities.



Goal - Housing Trust Fund (HTF): Fully fund the Housing Trust Fund.

- Establish policies for the use of the HTF and process for evaluating funding requests.
- Grow the HTF by setting annual funding goals and designating sources of funds.
- Identify specific projects that leverage other city or community investments to increase the supply of affordable units.



Goal - Minority Business Enterprise / Women Business Enterprise: Maximize Section 3 and MBE/WBE participation.

- Set MBE/WBE and Section 3 goals for housing projects and identify and encourage participation in contracts by MBE/WBE firms.
- Identify opportunities for Section 3 and WBE/MBE to become a supplier of goods or services for larger area businesses, especially when related to housing production.



Goal - Affordable Housing: Develop plans and strategies for affordable housing in transit corridors and within close proximity to education, health care, retail and recreation.

- Provide incentives for affordable rental housing along transit corridors.
- Provide incentives for rental housing for older adult households in target areas around health care facilities.



Goal – Development Approval Process:

Expedite the planning process for affordable housing and mitigate opposition.

- Identify and remove barriers in the development review process, so proposals secure zoning and plan approval.
- Engage community ambassadors to communicate the need for and value of affordable housing and build support for affordable developments.

Goal - Rights & Equity: Increase understanding of housing rights and ensure equitable housing access.

- Take steps to communicate fair housing rights to tenants and prospective homeowners through city communications (website, social media).
- Help households that have been subject to discrimination.
- Create and fund a Fair Housing Initiatives Program (FHIP) in Kansas City.



What's Next

- Opinion Survey through October 31 (www.surveymonkey.com/r/kcmohousing2)
- For more information, contact:
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 - info@marc.org



Scan and comment through Oct. 31, 2021

Thank You!

