To sustain the City’s diverse housing for all income groups through strategic planning and well-designed developments, with an emphasis on revitalizing aging neighborhoods.
1. Support rehabilitation and construction of housing for the purpose of revitalizing neighborhoods in the City.
   a) Perform targeted housing condition surveys to define or refine improvement activities. (City Planning and Development)
   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)
   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)
2. Increase accessibility to socially and physically diverse quality housing throughout the City for all income groups.

   a) Ensure that implementation of the Annual Action Plans meet Affirmatively Furthering Fair Housing (AFFH) goals. (Neighborhoods and Housing Services-Housing)

   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)

   c) Undertake data analysis to integrate the understanding of supply and demand into the City’s housing policies. (City Planning and Development)

   d) Identify criteria to define and address the creation of workforce housing units through developing a comprehensive housing strategy. (Neighborhood and Housing Services – Housing)
3. Improve the conditions and livability of housing throughout the City.

a) Expand the reach of Project LeadSafeKC through increased awareness, communication, and testing. (Health)

b) Implement a Healthy Homes inspection program to protect rental property occupants from environmental hazards. (Health-Environmental Health Services)

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)

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.
## Housing Objective Metrics

<table>
<thead>
<tr>
<th>Objective #</th>
<th>Metrics</th>
<th>FY15 Actual</th>
<th>FY16 Actual</th>
<th>FY17 Target</th>
<th>FY17 Actual</th>
<th>FY18 Target</th>
<th>FY19 Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Number of loans for rehabilitation and infill of single-family homes</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>n/a</td>
<td>TBD</td>
</tr>
<tr>
<td>2</td>
<td>Percent residents satisfied with accessibility of affordable housing</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>57%</td>
<td>59%</td>
</tr>
<tr>
<td>3</td>
<td>Percent of children with elevated blood lead</td>
<td>4%</td>
<td>4%</td>
<td>--</td>
<td>6%</td>
<td>5.1%</td>
<td>5%</td>
</tr>
</tbody>
</table>
**Housing Policy Plan**

- **Spring 2017**
  - Stakeholder Committee of external stakeholders and City staff formed to oversee policy development process

- **Spring 2017**
  - Housing survey developed and administered to random sample of residents

- **Spring-Summer 2017**
  - Public feedback sessions and special interest stakeholder meetings held to solicit housing policy ideas

- **Summer 2018**
  - Stakeholder group reviewing data and feedback to identify policy themes and craft recommendations

- **August 2018**
  - Housing policy document presented to Council
Objective 1: Support rehabilitation and construction of housing for the purpose of revitalizing neighborhoods in the City.
Strategy A

a) Perform targeted housing condition surveys to define or refine improvement activities.

b) (City Planning and Development)
Preliminary field tests to calibrate equipment and photo timing

Developing method for associating photos with the correct parcel for evaluation

Began comprehensive field surveys in the Santa Fe neighborhood

This technology has the potential to be used outside the original study area for a variety of surveying tasks given similar conditions are met

Source: City Planning and Development
Strategy B

a) 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)
Overview of Plan to Address Rehab Funding Gap

Example: Acquisition/Rehab

Costs for Buyer:
- Acquisition/Closing Costs $3,000
- Rehabilitation Costs $40,000
- Total “All-In” $43,000

Appraised Value = $35,000 (After-Rehab Value)

Available Financing:
- Borrower: 3% down-payment $1,300
- Bank loan (97% Loan to Value) $33,950
- Gap in Financing: $7,750

Proposed Public/Private partnership between local banks and City of Kansas City would establish loan fund to address this rehab funding gap.

Program would be geographically targeted and focused on attracting households desiring to move from renting to homeownership.

- Home buyer education/counseling component & contractor participation process

Source: Neighborhood and Housing Services
Next Steps/Timeline


Summer 2018: Finalize financial structure (term sheet) in partnership with banks

Summer/Fall 2018: Selection of organization to service and manage loans

Goal: Establish in 2018

Source: Neighborhood and Housing Services
Strategy C

Integrate the results of the Market Value Analysis into City housing and economic development strategies
The Market Value Analysis identifies 9 different categories of residential market strength.

The Santa Fe neighborhood is composed of categories G, H, and I.

<table>
<thead>
<tr>
<th>Category</th>
<th>Median Sale Price (between 2014 and Q2 2016)</th>
<th>% Owner Occupied</th>
<th>% Properties with Maintenance Violations</th>
<th>% Properties that are Bank Owned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Santa Fe</td>
<td>$25,188</td>
<td>37.10%</td>
<td>23.80%</td>
<td>11.40%</td>
</tr>
<tr>
<td>City of KCMO</td>
<td>$128,035</td>
<td>57.20%</td>
<td>13.50%</td>
<td>2.80%</td>
</tr>
<tr>
<td>Combined H, I, G</td>
<td>$25,058</td>
<td>48.80%</td>
<td>22.30%</td>
<td>7.90%</td>
</tr>
</tbody>
</table>

Source: City Planning and Development
As part of the housing policy development, a survey on housing preferences, needs, and experiences was administered to a random sample of over 1,400 residents, spread throughout the city.

In addition to citywide insights, the survey results can be segmented by different groups to understand varying perspectives on housing.

The results were overlaid with the MVA areas, which allows us to understand how residents in different MVA areas feel about housing.
Importance of housing policy is higher in less strong residential markets

Overall how important do you think it is for the City to focus on developing housing policy and investing in housing programs?

- **Very Important**: Purple MVA areas (A and B) 47%, Blue MVA areas (C and D) 42%, Green MVA areas (E and F) 49%, Yellow MVA areas (G, H, and I) 60%
- **Important**: Purple MVA areas (A and B) 36%, Blue MVA areas (C and D) 43%, Green MVA areas (E and F) 38%, Yellow MVA areas (G, H, and I) 26%
- **Less Important**: Purple MVA areas (A and B) 11%, Blue MVA areas (C and D) 12%, Green MVA areas (E and F) 10%, Yellow MVA areas (G, H, and I) 9%
- **Not Important**: Purple MVA areas (A and B) 6%, Blue MVA areas (C and D) 3%, Green MVA areas (E and F) 4%, Yellow MVA areas (G, H, and I) 5%

Source: Housing Survey, 2018
Issues of deferred maintenance increase as market strength declines

Survey Questions: If you live in a rental unit, do maintenance issues exist that your landlord has not resolved? If you own your home, do maintenance issues exist that you cannot afford to resolve?

Percent of homeowners with unresolved maintenance issues

Source: Housing Survey, 2018
Residents in weaker residential markets are more likely to struggle to pay their rent/mortgage

Have you taken any of the following actions during the past three years because you were struggling to pay your rent or mortgage?

- Added hours or job
- Accumulate credit card debt
- Stop saving for retirement
- Cut back on healthy food
- Cut back on health care

44% of residents in yellow MVA areas had taken one or more action, compared to 35% in green, 24% in blue, and 16% in purple.

Source: Housing Survey, 2018
Half of renters in F through I markets are interested in becoming homeowners.

Survey Question: If you rent your home, would you like to become a homeowner?

Interest in Being a Homeowner by MVA

Source: Housing Survey, 2018
In weaker residential markets, a large proportion of residents who are interested in homeownership face barriers.
Top factors in selecting housing are important to residents in all market types

Percent of residents rating factor as Very Important or Important

- Purple (A/B)
- Blue (C/D)
- Green (E/F)
- Yellow (G/H/I)

Source: Housing Survey, 2018
Objective 2: Increase accessibility to socially and physically diverse quality housing throughout the City for all income groups.
Strategy A

Ensure that implementation of the Annual Action Plans meet Affirmatively Furthering Fair Housing (AFFH) goals.
(neighborhoods and Housing Services-Housing)
### FY17-18 Consolidated Plan Expenditures by Source

<table>
<thead>
<tr>
<th>Source</th>
<th>Expenditures May 1, 2017 – April 30, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>$8,759,420</td>
</tr>
<tr>
<td>HOME</td>
<td>$3,836,704</td>
</tr>
<tr>
<td>ESG</td>
<td>$761,724</td>
</tr>
<tr>
<td>HOPWA</td>
<td>$1,157,785</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$14,515,633</td>
</tr>
</tbody>
</table>

Source: Neighborhood and Housing Services Department, Housing Division
## FY17-18 Consolidated Plan Expenditures by Category

<table>
<thead>
<tr>
<th>Category</th>
<th>Expenditures May 1, 2017 – April 30, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>$4,029,442</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>$246,588</td>
</tr>
<tr>
<td>Public Services</td>
<td>$984,249</td>
</tr>
<tr>
<td>Economic Development</td>
<td>$210,805</td>
</tr>
<tr>
<td>Blight Elimination (Code Enforcement)</td>
<td>$500,000</td>
</tr>
<tr>
<td>HIV/AIDS</td>
<td>$1,157,785</td>
</tr>
<tr>
<td>Planning and Administration</td>
<td>$1,296,882</td>
</tr>
<tr>
<td>Section 108 Debt Service</td>
<td>$466,155</td>
</tr>
<tr>
<td>Homeless Services</td>
<td>$761,724</td>
</tr>
</tbody>
</table>

Source: Neighborhood and Housing Services Department, Housing Division
New Constraint: Elimination of State Tax Credits

- In the summer of 2017, a special committee appointed by then Governor Eric Greitens recommended elimination of the State Low Income Housing Tax Credit (LIHTC) program.
- The elimination of state LIHTC creates a major funding gap for City projects.
- Approximately $7-$10 million would be needed to fill this gap.
A Housing Trust Fund has been researched as a potential option to dedicate more funding to housing programs. A short list of cities utilizing housing trust funds as well as their recurring revenue source is below:

<table>
<thead>
<tr>
<th>Cities</th>
<th>Fees</th>
<th>Taxes</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Denver, CO</td>
<td>Developer impact fees</td>
<td>Property tax</td>
<td></td>
</tr>
<tr>
<td>Atlanta, GA</td>
<td></td>
<td></td>
<td>Tax increment funds</td>
</tr>
<tr>
<td>Indianapolis, IN</td>
<td>Filing/recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Louisville, KY</td>
<td></td>
<td></td>
<td>General Fund; National Mortgage Settlement Funds</td>
</tr>
<tr>
<td>New Orleans, LA</td>
<td></td>
<td>Property tax</td>
<td></td>
</tr>
<tr>
<td>Minneapolis, MN</td>
<td></td>
<td></td>
<td>Housing revenue bonds; GF; federal funds</td>
</tr>
<tr>
<td>St. Louis, MO</td>
<td></td>
<td>Use tax</td>
<td></td>
</tr>
<tr>
<td>Charlotte, NC</td>
<td></td>
<td></td>
<td>Bond revenues</td>
</tr>
<tr>
<td>Nashville, TN</td>
<td></td>
<td>AirBnB tax</td>
<td>Sale of city land; GF</td>
</tr>
<tr>
<td>Austin, TX</td>
<td>Inclusionary zoning in-lieu</td>
<td>From land previously owned by city</td>
<td></td>
</tr>
<tr>
<td>Milwaukee, WI</td>
<td></td>
<td>Property tax</td>
<td>Bond revenues</td>
</tr>
</tbody>
</table>

Source: Center for Community Change
Strategy 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)
Strategy D

Identify criteria to define and address the creation of workforce housing units through developing a comprehensive housing strategy.
(neighborhood and housing services – housing)
Affordability is important to everyone

How important are the following items to you when selecting housing?

- Affordability
- Neatlihood is safe
- House is in good condition/does not require lots of work
- Energy efficiency of home
- Close to grocery stores/retail
- Home & lot size
- Close to employment
- Close to recreational or cultural amenities
- Close to family/friends
- Neighborhood is diverse
- Walkable distance to needs/amenities
- Access to school district or school for children
- Access to public transportation
- Opportunity to expand home for future needs
- Close to childcare

Source: Housing Survey, 2018
Almost 20 million households in the US are extremely cost burdened, meaning they spend at least half of their income on their rent or mortgage.

- 27.6% of home owners with a mortgage in KCMO spend > 30% of their household income on their mortgage
- 49.4% of renters in KCMO spend > 30% of their household income on rent
- These figures do not include utility costs.

Source: US Census
Cost-burdened (>30% of income on housing) households increase as income decreases.

- Owners:
  - Less than $20,000: 76%
  - $20,000-$34,999: 50%
  - $35,000-$49,999: 34%
  - $50,000-$74,999: 17%
  - $75,000 or more: 3%

- Renters:
  - Less than $20,000: 91%
  - $20,000-$34,999: 67%
  - $35,000-$49,999: 22%
  - $50,000-$74,999: 9%
  - $75,000 or more: 1%

Seniors (particularly homeowners) are significantly cost-burdened

- Cost Burdened (35% or more of income spent on housing costs)
- Cost Burdened (30-34.9% of income on housing costs)

Choice Neighborhoods Grant

- **$30 million** to support neighborhood revitalization along Independence Avenue
- Kansas City was awarded the funding in September 2015
- **Pendleton ArtsBlock, Quinlan Row, and Quinlan Place** have begun construction
- Dates for the demolition of the Chouteau Courts apartment complex is being finalized

Source: City Planning and Development
## Critical Community Improvement (CCI) Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>CCI Funds</th>
<th>Match and Leverage Funds</th>
<th>Total Project Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redevelopment of Independence Plaza Park</td>
<td>Park Improvements/ Playground</td>
<td>$1,000,000</td>
<td>$175,000</td>
<td>$1,175,000</td>
</tr>
<tr>
<td>Targeted Acquisition, Independence and Brooklyn</td>
<td>Property Acquisition for Redevelopment</td>
<td>$605,000</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Storefront Façade Improvements</td>
<td>Small capital improvements</td>
<td>$345,000</td>
<td>$45,000</td>
<td>$390,000</td>
</tr>
<tr>
<td>Revolving Microloan Fund</td>
<td>Business Assistance</td>
<td>$100,000</td>
<td>$100,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Homeowner Façade Program</td>
<td>Exterior improvements</td>
<td>$800,000</td>
<td>$160,000</td>
<td>$960,000</td>
</tr>
<tr>
<td>Live/Work @ 8th and Woodland</td>
<td>Residential and commercial development</td>
<td>$200,000</td>
<td>$140,005</td>
<td>$160,005</td>
</tr>
<tr>
<td>Streetscape Improvements</td>
<td>Placemaking, streetscape, connectivity</td>
<td>$450,000</td>
<td>$13,500,000</td>
<td>$13,950,000</td>
</tr>
<tr>
<td>Woodland School Community Center</td>
<td>Community access to a gym and athletic fields</td>
<td>$1,000,000</td>
<td>$500,000</td>
<td>$1,500,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$4,500,000</strong></td>
<td><strong>$14,620,005</strong></td>
<td><strong>$19,120,005</strong></td>
</tr>
</tbody>
</table>

Source: City Planning and Development
Retaining existing affordable housing units is cost-effective compared to development of new units.

It also meets the objective of supporting mixed-income housing in areas with strong development activity.

Many Low-Income Tax Credit units in the downtown area will expire from their required affordability period within the next five years.

The city has opportunity to use its existing debt position on many of these developments as leverage for resyndication of the tax credits.

As a first step, MHDC has agreed to notify the city directly when a development is planning to move to market rate.
1,140 units of affordable housing are expiring in the next five years in the Downtown area. This represents a 41% decline from the 2,759 units that are currently affordable, assuming no new units are added.

Source: Downtown Council
**Strategy C**

Undertake data analysis to integrate the understanding of supply and demand into the City’s housing policies.

(City Planning and Development)
Supply and Demand in Rental Housing Market

This chart shows how many affordable rental units (<30% annual income) are available compared to the number of renter-occupant households in those income ranges.

For incomes < $20,000, there is a deficit of affordable units available.

Source: Analysis by City Planning and Development from 2011-15 ACS Estimates, US Census
Supply and Demand in Owner-Occupied Housing Market

This chart shows how many affordable units for purchase (< 4 times annual income) are available compared to the number of owner-occupant households in those income ranges.

There is a surplus of affordable owner-occupied units available at most income levels.

Source: Analysis by City Planning and Development from 2011-15 ACS Estimates, US Census
Supply of Housing for Extremely Low-Income Individuals

- Naturally affordable units – non-subsidized units that are affordable for low and moderate income households
- Jackson County has about 23 naturally affordable units per 100 extremely low-income individuals (<30% of AMI)
- Including subsidized housing, 51 units per 100 extremely low-income individuals is available in Jackson County.

Source: The Urban Institute

Households Receiving Housing Subsidy by Percentage

- Less Than 5%
- 5.01% - 15%
- 15.01% - 35%
- 35.01% - 75%
- More Than 75%
Evictions Data: 2017 Update

Filings as a result of rent nonpayment (red line) are increasing

Filings are concentrated east of Troost but not necessarily in poorest neighborhoods

Source: Kansas City Eviction Project
Resident Survey: Satisfaction with Availability of Affordable Housing and Quality of Housing

- Two questions were added to the Resident Survey in FY17-18 to gauge residents’ satisfaction with availability of affordable housing and quality of housing.
- 57% of residents are satisfied with availability of affordable housing and 17% are dissatisfied.
- 66% of residents are satisfied with the quality of housing and 11% are dissatisfied.
- There are significant differences for each question when looking at the results by income, geography, and race.
- Satisfaction with housing between council districts varies by 25% to 30%.

Source: Resident Survey, FY17-18
Satisfaction with Availability of Affordable Housing by Household Income

31% of residents with less than $30K household income and 20% of residents with household incomes between $30K-$59K are dissatisfied with availability of affordable housing.

Source: Resident Survey, FY17-18
30% of 3rd district residents and 24% of 5th district residents are dissatisfied with the availability of affordable housing.

Source: Resident Survey, FY17-18
Satisfaction with the Quality of Housing by Household Income

24% of residents with less than $30K household income and 16% of residents with household income between $30K-59K are dissatisfied with the quality of housing.

Source: Resident Survey, FY17-18
Satisfaction with the Quality of Housing by Council District

24% of 3rd district residents and 18% of 5th district residents are dissatisfied with the quality of housing.

Source: Resident Survey, FY17-18
Residents are supportive of investment in both rental housing and homeownership

How supportive are you of the City investing in developing policies and programs within the following areas?

- Improving affordability and quality of rental housing
  - Very supportive: 39%
  - Supportive: 31%
  - Neutral: 22%
  - Not supportive: 8%

- Increasing accessibility and opportunity for homeownership
  - Very supportive: 37%
  - Supportive: 32%
  - Neutral: 24%
  - Not supportive: 7%

Source: Housing Survey, 2018
Objective 3: Improve the conditions and livability of housing throughout the City.
Strategy A

a) Expand the reach of Project LeadSafeKC through increased awareness, communication, and testing.

(Health)
Cases of Lead Poisoned Children

Percent of children with elevated blood lead

- FY15 Actual: 4%
- FY16 Actual: 4%
- FY17 Actual: 6%
- FY18 Target: 5%
- FY18 Actual: 5.1%
- FY19 Target: 5%

Number of New Cases of Lead Poisoned Children Opened for Investigation and Comprehensive Case Management (ebl ≥ 15 ugl/dl)

- 2015: 25
- 2016: 18
- 2017: 39
- 2018 YTD: 14

Source: Health Dept
2018 YTD Lead Testing

**308**
Total Number of Children Tested by KC Health Department CLPPP Nurses

**278**
Total Number of Children Tested at Community Testing Events

**30**
Total Number of Children Tested in KC Health Department CLPPP Clinics

Number of Children Tested by the KC Health Department in 2018

Source: Health Dept
Kansas City Missouri Health Department received $2,900,000 (maximum amount allotted).

Grant runs for 36 months.

Program utilizes 9 contractors to complete the work.

Identifies lead hazards in 162 properties, with a target to complete 152 properties within the 36 months.

Accepting applications, will start remediation work after the environmental review is complete.

Source: Health Dept
Applications Submitted for the Newest LeadSafeKC Grant

Funding from the new LSKC grant started December 1\textsuperscript{st}, 2017

- Total number of applications received to date: \textbf{157}
- New Units Completed: \textbf{15}
- Units in Progress: \textbf{10}

Zip codes with lower life expectancy are shown in blue in the map to the right, with the counts of applications in each.

Source: Health Dept
Units Completed through LeadSafeKC Grant 2014-2017

Total number of units completed from LeadSafeKC grant: **173**

Total number of rental units completed from 2014 LeadSafeKC grant: **35**

Remediation by zip code in lowest life expectancy zip codes:
- 64126 - 4
- 64127 - 16
- 64128 - 26
- 64129 - 3
- 64130 - 27
- 64132 - 15

**Total: 91 units** or **53%** in lowest life expectancy zip codes

Source: Health Dept
Before & After LeadSafeKC Remediation

Source: Health Dept
Before & After LeadSafeKC Remediation

Before Remediation

2543 Norton

After Remediation

Source: Health Dept
Before & After LeadSafeKC Remediation

Before Remediation

1317 E. 60th

After Remediation

Source: Health Dept
Open to any low income (less than 80% median) family with at least one child under 6 years of age or a pregnant woman living in the home.

There does not have to be a lead poisoned child in the home to qualify.

Apply online at: http://kcmo.gov/health

Source: Health Dept
Presence and Knowledge of Lead is Tied to Income

Does your home have lead paint within it?

- Yes
- Don't Know
- No

<table>
<thead>
<tr>
<th>Annual Household Income</th>
<th>Yes (%)</th>
<th>Don't Know (%)</th>
<th>No (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citywide</td>
<td>65</td>
<td>30</td>
<td>5</td>
</tr>
<tr>
<td>Less than $20,000</td>
<td>45</td>
<td>45</td>
<td>10</td>
</tr>
<tr>
<td>$20K-$29K</td>
<td>48</td>
<td>53</td>
<td>9</td>
</tr>
<tr>
<td>$30K-$39K</td>
<td>52</td>
<td>44</td>
<td>4</td>
</tr>
<tr>
<td>$40K-$49K</td>
<td>65</td>
<td>30</td>
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<tr>
<td>$50K-$59K</td>
<td>67</td>
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<tr>
<td>$60K-$99K</td>
<td>72</td>
<td>24</td>
<td>4</td>
</tr>
<tr>
<td>Greater than $100,000</td>
<td>76</td>
<td>19</td>
<td>5</td>
</tr>
</tbody>
</table>

Source: Housing Survey, 2018
Strategy B

- Implement a Healthy Homes inspection program to protect rental property occupants from environmental hazards. (Health-Environmental Health Services)
Number of 311 Healthy Homes Complaints Received

- 2017: Unable to Respond (99%, n=349)
- 2018 YTD: Able to Respond (100%, n=112)

Source: Health Dept
Healthy Homes Initiative Petition

- KCHD created a proposed Rental Housing Inspection Program
- The Rental Housing Inspection Program was presented to the Housing Committee in 2017 and was held
- Local stakeholders filed an initiative petition based on the KCHD proposed ordinance
- The healthy homes initiative petition question will be on the ballot for August 7
Rental Housing Registration

- Rental property owners are required to register their properties or update their property registration on an annual basis between December 1 and January 31.
- Failure to comply can result in a fine of $50 per property per month.
- Approximately 5,346 renewals/registrations have been completed this year on a YTD basis, representing 19,283 rental properties.
- In 2018 YTD, 1,570 violations were issued for failure to register rental properties.
- There are estimated to be approximately 71,000 parcels of rental housing (46% of all residential parcels).

Property registrations and updates were due **January 31, 2018**. Registration can be completed on the City’s website: [http://kcmo.gov/neighborhoods/neighborhood-preservation/rental-property-registration-2/](http://kcmo.gov/neighborhoods/neighborhood-preservation/rental-property-registration-2/)

*Source: NHS; CPD*
Strategy 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)
Energy Cost Burden in KCMO

Among 48 metropolitan areas, KCMO is ranked 7th highest for energy spending as a proportion of household income ("energy burden"), with 4.5% of income being spent on energy costs.

For renter households, KCMO ranks 6th highest, with an energy burden of 6.1% of income.

For low-income households, KCMO ranks 9th highest, with an energy burden of 8.5% of income.

Source: Lifting the High Energy Burden in America’s Largest Cities, ACEEE, April 2016
# Impact of Energy Cost Burden

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Household Income</th>
<th>Monthly housing budget (30%)</th>
<th>Energy Burden</th>
<th>Energy Cost</th>
<th>Available for rent (%)</th>
<th>Available for rent ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median income renter household</td>
<td>$47,480</td>
<td>$1,187</td>
<td>6.1%</td>
<td>$241</td>
<td>23.9%</td>
<td>$946</td>
</tr>
<tr>
<td>Low-income household (80% of median income)</td>
<td>$37,984</td>
<td>$950</td>
<td>8.5%</td>
<td>$269</td>
<td>21.5%</td>
<td>$681</td>
</tr>
</tbody>
</table>
Clean Energy Resolution

Clean Energy Housing Initiatives

D – Developing an initiative to increase energy and water efficiency, solar, and electric vehicles (EV) in underserved communities.

E – Developing a strategy for increasing customer interest in clean energy financing, include Property Assessed Clean Energy investments and investments at time of refinancing, with an emphasis on low-income multi-family building owners.

Feasibility of Initiatives?

• 10 Clean Energy Initiatives were all determined to be feasible, altho several will require additional resources, esp. for actions to make low-income housing more energy efficient

Report Findings to Council

• Submitted on March 29, 2018

Clean Energy Resolution No. 170586

• The City Manager, in consultation with the City’s Climate Protection Plan Steering Committee, local energy providers, and other key stakeholders including large employers, financial institutions, and community leaders, led the evaluation re feasibility of 10 significant clean energy initiatives.
Mayor James and Kansas City are featured as a case study in the Alliance for a Sustainable Future’s Report, focusing on Renovate America’s HERO (residential PACE) program.

Kansas City homeowners have access to the “HERO” program, which makes residential PACE loans to homeowners to improve the energy efficiency of their homes and install solar energy systems to generate clean energy.

**Kansas City HERO Program**

- **9/14/16 – 7/2/18**
  - 1,615 residential assessment applications received
  - 934 residential assessment applications approved
  - 509 homes improved
  - 847 improvement projects completed - 720 energy efficiency, 127 solar energy installations
  - $8.16 million Total value of projects completed
  - 36.3 million kWh projected energy savings over useful life of technologies
  - 23,600 tons GHG reductions expected from these projects over useful life

*Source: HERO Program/Renovate America*
Over past 2 years, KCMO has worked with many local, state, regional, & national organizations (Midwest Energy Efficiency Alliance – Low Income Working Group) on how to strategically provide benefits of energy efficiency housing to lower-income residents living in single family & multi-family buildings across State of Missouri.

2018 Expected Deliverables

- Webpage listing of low-income energy & social service programs & eligibility requirements
- Different ways for MF owners to document eligibility
- Discussion w/MHDC & NHT to determine what other states are doing to prioritize EE in LIHTC
- Pilot newsletter from KCP&L and Spire to MHDC & utility MF owner contacts
- Discussions w/HUD & USDA to determine any role(s)
- Develop type of program implementation info the working group wants to receive from utilities
- Description of affordable MF housing refinancing process (LIHTC)
- Group conversations w/Wx agencies to explore interest in conducting MF (5+ units) Wx programs
- Model language for utilities/advocates to use in future PSC rate cases to allow more flexibility for utility Wx funding

Source: Office of Environmental Quality
Energy Efficiency Programs and Policies
Low Income, Single-Family Housing

- **Low-income weatherization** funded by utilities is managed by Community Action Agency
- Health Department’s **LeadSafeKC** work provides some additional weatherization benefits
- City’s **Minor Home Repair program** provides funding for work that could make more homes appropriate for weatherization

**Upcoming:** OEQ will facilitate discussions with Minor Home Repair staff and representatives of the Community Action Agency of Greater Kansas City (who manages LIWAP funded by utilities & the State) to coordinate activities that will improve benefits of both.

*Source: Office of Environmental Quality*
Community Action Agency

Healthy Homes Weatherizations
FY2017: 202 (Target – 200)

Residents Served by Healthy Homes
Weatherization in FY17
Total People: 443
Children: 159
Elderly: 105
Disabled: 96
Veteran: 13

Funding
$50,000 a year for the next 10 years through the Community Commitment that has occurred with the KCPL and Westar Energy merger

Client Home Issues Remediated in FY17
• Excessive Clutter
• Plumbing Issues
• Mold
• Infestation
• Missing Stairs in home
• No Water Heater

Source: Community Action Agency of Greater KC
Kansas City will submit an application for the American Cities Climate Challenge by July 18th, sponsored by Bloomberg Philanthropies.

20 of the 100 largest US cities will be selected for a two-year program to accelerate climate change policies & actions, focused on energy & transportation.

Selected cities will receive approx. $2 million in assistance: a climate advisor to be housed in City Hall; data, design, & innovation resources; support for citizen engagement; polling & communications support; peer-to-peer learning; access to rapid response grants to accelerate impact.

Selected cities will be announced in Fall 2018 & the project period will be Jan 1, 2019 – Dec 31, 2020.

Source: Office of Environmental Quality
Strategy D

a) Utilize the City’s Transit Oriented Development Policy to encourage higher density for new housing developments within close proximity of frequent public transit service.

b) (City Planning and Development)
**Definition of Transit Oriented Development**

Transit-Oriented Development (TOD) is an approach to development that focuses land uses around a transit station or within a transit corridor in order to maximize access to frequent, high-quality transit and the benefits it provides. TOD is characterized by **dense, compact development** with a mix of uses in a pedestrian-oriented environment. The design, configuration, and mix of uses reinforce the use of public transportation, and enhance the vitality of the area.

The Kansas City Transit Oriented Development Policy was adopted on May 18th, 2017 by Resolution #160361.

TOD creates a **more compact development pattern** that concentrates jobs, housing, shopping, and services close to transit, thereby increasing the number of users and variety of trips that transit can serve.

Source: City Planning and Development
Current Household Density (2012-2016 ACS Five Year Estimates)

Source: ACS; City Planning and Development
• KCATA is seeking development proposals for property along the 18th Street Corridor that promotes **vertical density** and **mixed uses** to encourage economic growth, redevelopment, and renewal.

• The development should provide greater connectivity through transit, mobility, and walkability that add to the quality of life through improving linkages between the Crossroads, Jazz District, and Troost Avenue’s connection to Downtown.

• KCATA is also exploring a mobility hub at 75th and Prospect Ave., the terminus of the Prospect Ave. MAX, providing access to bicycle and car sharing services.
Prospect & Independence MAX

Prospect Ave. MAX
• Bids open for 12th and Grand shelter construction
• Construction on rest of corridor to begin before the end of year

Independence Ave. MAX
• Study in progress for station locations, alignment options and incorporation of bicycle infrastructure

Example of a MAX vehicle

Source: City Planning and Development, KCATA
Questions?
Stay up to date on progress at kcstat.kcmo.org
#KCStat

Next KCStat
Neighborhoods and Healthy Communities
Tuesday, August 7 @ 9:00 AM