



KCStat Follow-Up Memo

Housing KCStat

July 16, 9:00AM



Full presentation and video can be found at kcmo.gov/kcstat

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

The July 16 KCStat meeting focused on reporting progress toward the objectives and strategies under the goal of Housing, as outlined in the 2018 Update to the Citywide Business Plan. Major discussion points and follow-up items are summarized below, organized around the Housing objectives and strategies in the order they were discussed at the meeting. Follow-up items will be discussed at the next Housing KCStat meeting, which would be held in early 2020. For questions, please contact Kate Bender (kate.bender@kcmo.org).

Objective 2

Increase accessibility to socially and physically diverse quality housing throughout the City for all income groups.

Strategy B – 5:27

Ensure that City housing policies encourage the creation and retention of housing units at all levels of affordability and emphasize mixed-income housing. (Neighborhoods and Housing Services-Housing)

Strategy D

Identify criteria to define and address the creation of workforce housing units through developing a comprehensive housing strategy. (Neighborhoods and Housing Services-Housing)

- Along with the passage of the City's overall Housing Plan (190022), many ordinances or resolutions have been passed to identify funding for affordable housing or to remove barriers. A major funding source to support affordable housing has not yet been identified.
- Within the next month, the city is convening a Multi-Family Preservation Taskforce in collaboration with the Housing Authority of Kansas City, MHDC, and Legal Aid. The taskforce will identify and implement strategies to preserve existing multi-family affordable units.
- The state has put out the Qualified Allocation Plan for the federal low-income tax credits. There is some support for state tax credits, so there is a possibility of the legislature approving them at the 9% level.
- **FOLLOW-UP:** Report back on outcomes of Multi-family Preservation Taskforce. (Neighborhoods and Housing Services-Housing)

Strategy A – 12:41

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

- Neighborhoods and Housing Department continues to support housing and services for at-risk or vulnerable populations through its annual Action Plans, in support of the AFH goals.

Strategy E – 14:22

Coordinate with continuum of care network to mitigate the impact of homelessness in Kansas City. (NEW – 2018) (Neighborhoods and Housing Services-Housing)

- Data from the Greater Kansas City Coalition to End Homelessness (GKCCEH) which serves as the lead agency for the Jackson County and Wyandotte County Continuum of Care, shows that during the point

in time count in January 2018, there were 1,026 people in emergency shelters, 435 people in transitional living, 324 unsheltered people, 13 in safe haven, 115 unaccompanied youth, and 67 homeless parenting.

- In addition to the CoC efforts, KCMO receives ESG and Public Service Grants to support homeless individuals and youth. KCMO is seeking to coordinate with the CoC for a better understanding of the population being served.

Strategy C – 20:05

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

- CPD staff recently worked to tabulate Comprehensive Housing Affordability Strategy (CHAS) data, which comes from ACS (Census) data combined with HUD-adjusted median family incomes. The CHAS data (most recently: 2011-2015) allows for examination of affordability and cost burden by income level and household size.
- The data demonstrates that biggest group of residents who are cost-burdened with housing (spending more than 30% of their income) are renters making less than 50% of the HUD Adjusted Median Family Income (\$40,000 for a family of four). Extremely and very low-income owners are also cost-burdened, but there are less owners than renters at these income levels.
- Black, mixed race/other, Hispanic, and American Indian/Alaska Native households are more likely to be cost-burdened than Asian, white, or Pacific Islander households.
- The CHAS data also shows that there is a shortage of over 18,000 rental units that are affordable and available for extremely low-income households (income of less than 30% of the HUD Adjusted Median Family Income).
- From the resident survey, satisfaction with “availability of affordable housing for my family” declined from 57% to 54% citywide. Lower satisfaction exists for renters, 3rd and 5th District residents, and lower-income households. Declines were concentrated in the 1st and 4th districts and higher income households.

Objective 1

Support rehabilitation and construction of housing for the purpose of revitalizing neighborhoods in the City.

Strategy B – 37:24

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)

- The goal of this program is to create a \$10-\$15M fund for acquisition/rehab loans to buyers of vacant houses in neighborhood areas seeking homeownership. Three banks have committed to participating. The goal is to launch with a fund of \$500,000 by the end of 2019.

Strategy A – 41:01

Perform targeted housing condition surveys to define or refine improvement activities. (City Planning and Development)

- City Planning and Development’s pilot of photo survey technology in the Santa Fe and Central City Sales tax areas has been evaluated to understand the costs of this process. To take this approach citywide would be very staff-intensive – it could be a full-time job for multiple staff members just to process and manage rating parcels, plus 6 TB of storage that would be needed. CPD is recommending that investment into data gathering would be more beneficial if put into an update of the Market Value Analysis (MVA).

Strategy C – 44:29

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)

- The city collaborated with The Reinvestment Fund to host a Community of Practice conference in April for cities that have used the Market Value Analysis, which revealed many best practices in using this data to support community and housing development. The city is seeking to update its own MVA, which was completed in 2016.

Objective 3

Improve the conditions and livability of housing throughout the City.

Strategy B – 52:22

Decrease the number of homes with lead paint, mold, indoor air quality problems, trip/fall hazards and pests, particularly in the city's low life expectancy zip codes, in order to improve health outcomes for occupants. (Health Department)

- Ten months into the Healthy Homes Program implementation, over 65,000 rental units have been registered, which is a 92% compliance rate, taking into account the almost 20,000 units that are exempt from registration (HUD or HAKC units). This is well above the goal of 80% in three years.
- 694 complaints have been received to date, with the largest categories being water/wastewater, ventilation/mold, and pests. Inspections have been scheduled for approximately half of complaints (many properties reported are ineligible or the tenant cannot be reached).
- Upcoming priorities for Healthy Homes include an online database of registrations and online registration/renewal.
- **FOLLOW-UP:** Report back on conversations with HUD/HAKC about how to handle these properties moving forward. (Health-Healthy Homes)

Strategy A – 1:08:57

Decrease rates of lead poisoning, particularly among children living in low life expectancy zip codes. (Health Department)

- The percent of children with elevated blood lead for FY19 was 5.6%, which is above the target of 5%. The city's outcomes in this area are several times the national average of 1.8%.
- The Health Department has worked to target screening activities and outreach for lead abatement to vulnerable communities.
- The highest concentration of elevated blood lead is in zip codes in the urban core, with the highest in 64123 (10.72%).
- **FOLLOW-UP:** Create a staff workgroup to discuss policy and program options to reduce lead poisoning rates in Kansas City (DataKC and Health-Healthy Homes)

Strategy C – 1:34:06

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 City Manager – Office of Environmental Quality)

- Kansas City is part of the Missouri Energy Efficiency Advisory Collaborative (MEEAC): Low Income Work Group, which is a statewide group focused on maximizing energy efficiency and renewable energy for low-income households.

Strategy D – 1:45:49

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)

- Station construction for the Prospect MAX is underway.