

# KCStat

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July 16, 2019

#KCStat

Housing



# KCMO's Housing Goal

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.

# How To Get There: City Objectives and Strategies For Housing

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)

# How To Get There: City Objectives and Strategies For Housing

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

# How To Get There: City Objectives and Strategies For Housing

## 3. Improve the conditions and livability of housing throughout the City.

- a) Decrease rates of lead poisoning, particularly among children living in low life expectancy zip codes. (Health)
- b) 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)
- 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. (City Planning and Development)

# Housing Plan: Adopted June 20, 2019

- Five-Year Housing Plan adopted by Council.
- Ordinance directs the City Manager to implement and evolve the plan.

# Housing Policy Goals

- 
- Goal 1 Maintain and increase housing supply to meet the demands of a diverse population
- 
- Goal 2 Broaden the capacity and innovative use of funding sources
- 
- Goal 3 Maximize coordination between the city, neighborhood and businesses to improve the overall appearance and safety of the City and sustain neighborhoods' traditions and diverse cultures
- 
- Goal 4 Abate dangerous or deteriorated structures to remove blighting conditions while actively supporting and fast-tracking housing rehabilitation and new infill development
- 
- Goal 5 Ensure environmentally and ecologically sustainable housing while accounting for environmental, social, cultural and economic factors of occupants
- 
- Goal 6 Increase access to housing opportunities for all citizens through the removal of economic and regulatory barriers
- 
- Goal 7 Ensure all occupants of residences have quality, efficient and healthy housing
- 
- Goal 8 Address the housing needs of the most vulnerable population through the provision of housing and services
- 
- Goal 9 Ensure adherence to Fair Housing Laws

**Objective 2: Increase  
accessibility to socially and  
physically diverse quality  
housing throughout the City for  
all income groups.**

# Housing Objective Metric: Objective 2

Objective #	Metrics	FY18 Target	FY18 Actual	FY19 Target	FY19 Actual	FY20 Target
2	Percent residents satisfied with accessibility of affordable housing	--	57%	59%	54%	59%

# Strategy B

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

b) (Neighborhoods and Housing Services-Housing)

## Relevant Housing Policy Goals:

Goal 1: Maintain and increase housing supply to meet the demands of a diverse population

Goal 2: Broaden the capacity and innovative use of funding sources

Goal 6: Increase access to housing opportunities for all citizens through the removal of economic and regulatory barriers

# 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)

## Relevant Housing Policy Goals:

Goal 1: Maintain and increase housing supply to meet the demands of a diverse population

Goal 2: Broaden the capacity and innovative use of funding sources

Goal 6: Increase access to housing opportunities for all citizens through the removal of economic and regulatory barriers

# Ordinances and Resolutions From Housing Plan

Category	Description
Planning	<ul style="list-style-type: none"><li>• Housing Plan (<a href="#">adopted</a> 6/19; 190022)</li><li>• Nexus study to support inclusionary zoning policy (<a href="#">adopted</a> 2/19; 180722)</li></ul>
Funding/ Resources	<ul style="list-style-type: none"><li>• Creation of a \$75 million housing trust fund (<a href="#">adopted</a> 12/18; 180719/180720)</li><li>• Defining affordable housing for incentive scoring process (<a href="#">adopted</a> 5/18; 180701/180370)</li><li>• Affordable housing funding via surplus EATS from projects rolling off TIF (<a href="#">In committee</a>; 180677)</li><li>• 15% affordability requirements for incentivized projects and reducing affordability threshold (<a href="#">In committee</a>; 180721)</li></ul>
Eliminating barriers	<ul style="list-style-type: none"><li>• Streamlining permitting for affordable housing (<a href="#">adopted</a> 12/18; 180725)</li><li>• Creating safe harbors for code violations while redevelopers are improving properties (<a href="#">adopted</a> 12/18; 180726)</li><li>• Reducing parking requirements for affordable multi-family housing (<a href="#">adopted</a> 4/19; 180723)</li><li>• Expands fair housing protections to domestic violence/sexual assault victims (<a href="#">adopted</a> 2/19; 180724)</li></ul>

# Multifamily Preservation Taskforce

One of the goals of the Housing Policy is to preserve the existing affordable housing units in city. Planning and coordination of the preservation task force and identifying stakeholders is currently taking place between the City, Legal Aid, HAKC, and MHDC

The Preservation Task Force goals are to:

- Create a team of partners dedicated to preservation efforts. Currently assigning people to task force. Will convene late Summer 2019.
- Implement strategies to preserve existing multifamily affordable units.
- Provide funding or support of funding through the Low Income Housing Tax Credit Program.
- Identify existing affordable housing units through a partnership with the Housing Authority of Kansas City (HAKC), Missouri Housing Development Commission (MHDC) and HUD.
- Identify legislative action that would assist in preservation

# Plan for Missouri/Federal Low Income Housing Tax Credit

- The state's Qualified Allocation Plan is out now. It includes federal tax credits but does not currently include state credits
- KCMO will also provide comments/suggestions during the Qualified Allocation Plan Hearings for federal tax credits
- KCMO will also continue to advocate for the return of state tax credits, and be prepared to make comments/suggestions if they are added to the Qualified Allocation Plan based on legislative action.

# Strategy A

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

## Relevant Housing Policy Goals:

Goal 8: Address the housing needs of the most vulnerable population through the provision of housing and services

Goal 9: Ensure adherence to Fair Housing Laws

# Affirmatively Furthering Fair Housing/Assessment of Fair Housing Goals

Kansas City has a five-year plan to meet the goals in their Regional Assessment of Fair Housing Plan (AFH). The goals include educating the public on Fair Housing; creating opportunities for the City to use CDBG and HOME investments through an equity lens; and provide housing units for seniors and persons with special needs.

In the 2018 Action Plan, the Neighborhoods and Housing Services Department supported a number of developments providing investment that meet the AFH goal:

Service or goal area	Development/Organization	Investment
Serving people in recovery	Healing House	\$400,000
Child care for low-income families	Emanuel Day Care Center	\$500,000
Mixed income development (CHOICE)	Pendleton ArtsBlock	38 Family Units
Mixed income development (CHOICE)	Quinlan Place	57 Family Units
Mixed income development (CHOICE)	Quinlan Townhomes	22 Family Units
Homeless/at-risk of homelessness	Alhaven Kansas City	50 Family Units
Homeless/at-risk of homelessness	Linwood Gardens-At Risk Families	32 Family Units

The Neighborhoods and Housing Services Department will continue to support developments providing investment toward the AFH goal in the 2019 Action Plan.

# Strategy E

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

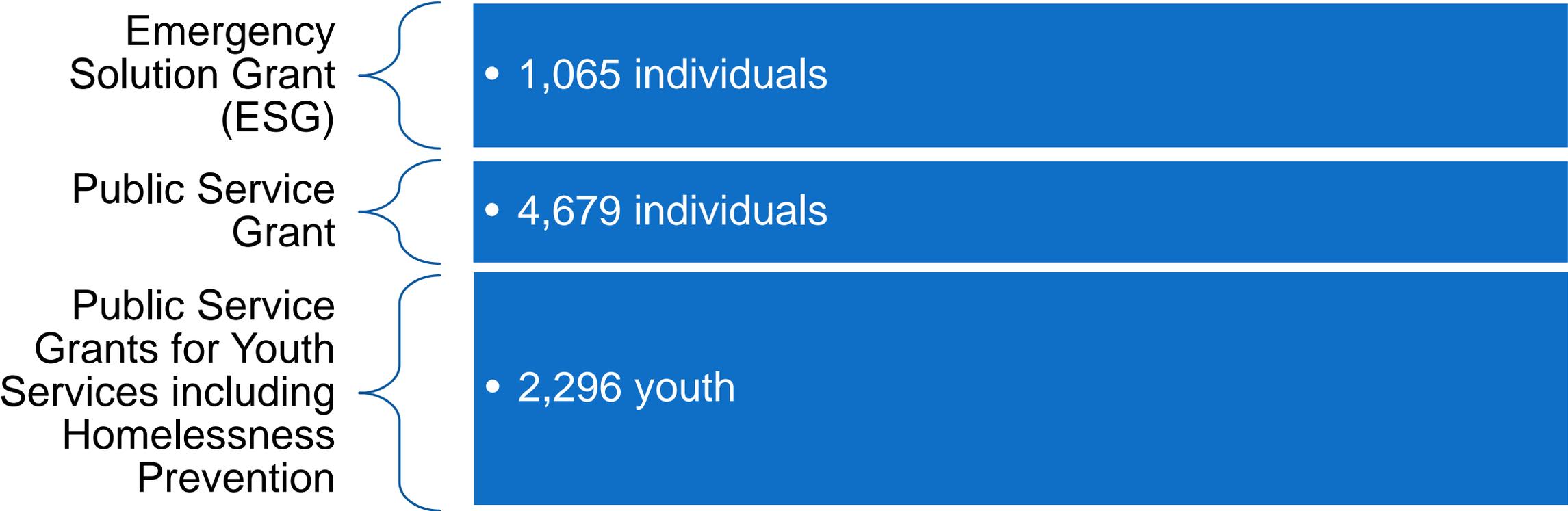
## Relevant Housing Policy Goals:

Goal 8: Address the housing needs of the most vulnerable population through the provision of housing and services

# Continuum of Care Homelessness Snapshot Data

- The Greater Kansas City Coalition to End Homelessness (GKCCEH) is a nonprofit organization which serves as the lead agency for the Jackson County, Missouri and Wyandotte County, Kansas Continuum of Care (COC)
- Point in Time Count of homeless (January 2018):
  - 1,026 people in emergency shelters
  - 435 people in transitional living programs
  - 324 unsheltered people
  - 13 people in safe haven
  - 115 unaccompanied youth
  - 67 total homeless parenting

# KCMO Homelessness Prevention Efforts



NHS is seeking to coordinate with the regional continuum of care to share data and better understand who we're serving.

Source: Neighborhoods and Housing Services-Housing

# Strategy C

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

(City Planning and Development)

## Relevant Housing Policy Goals:

Goal 1: Maintain and increase housing supply to meet the demands of a diverse population

# Comprehensive Housing Affordability Strategy (CHAS) Data

- Comprehensive Housing Affordability Strategy (CHAS) data is tabulated from American Community Survey (ACS) microdata and combined with HUD-adjusted median family incomes to create estimates of the number of households that would qualify for low-income housing assistance.
- The data can be used to estimate the number of rental units and ownership units that would be affordable to households of different sizes at different income levels.
- The analysis that follows also looks at the number and percent of households that are cost-burdened (spending more than 30% of their income on housing) or severely cost-burdened (spending more than 50% of their income on housing).
- This analysis uses data from 2011-2015, which is the most recent tabulation of CHAS data from the ACS.

# Median Family Income for KCMO/KS MSA

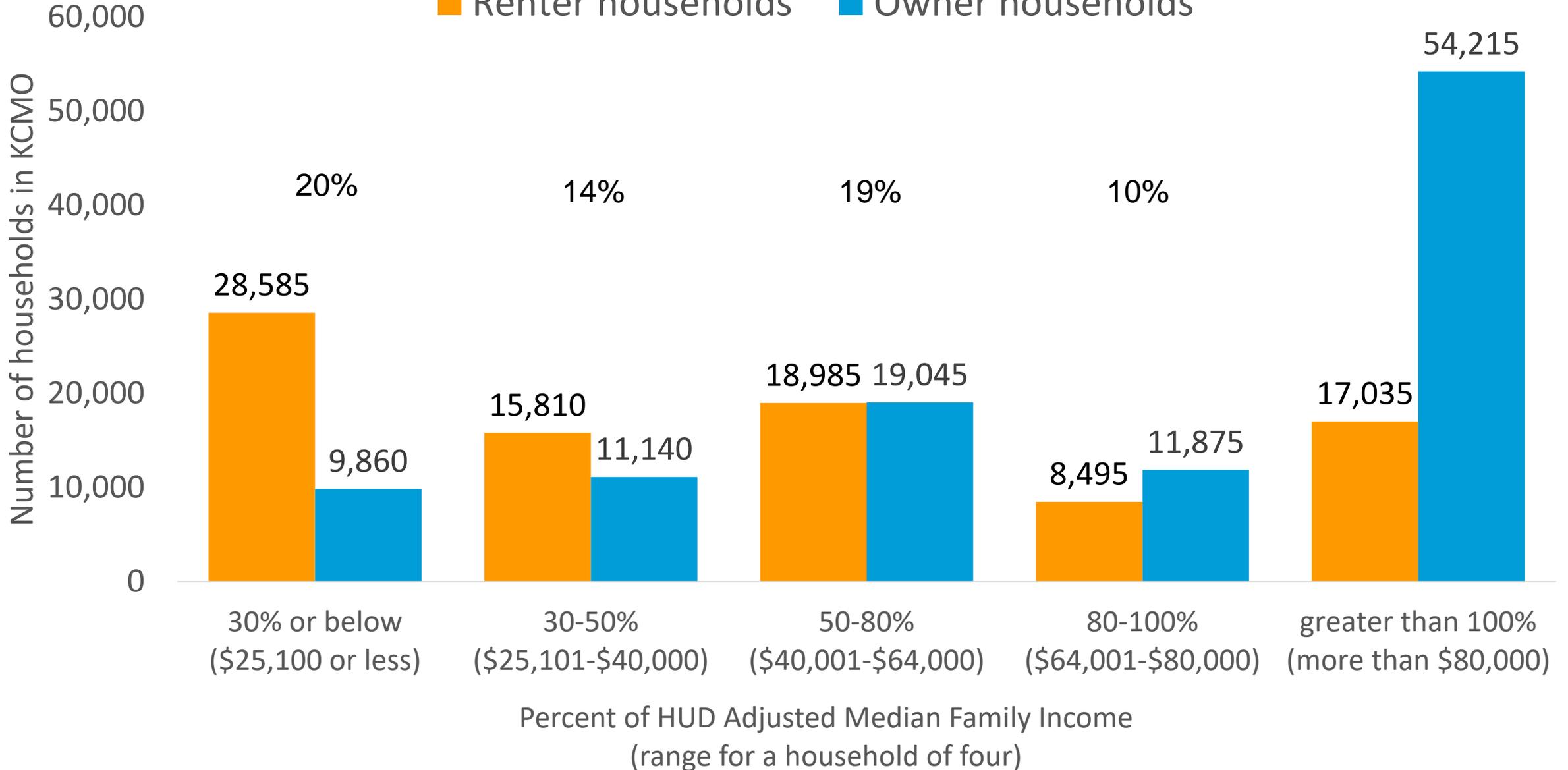
- The CHAS analysis utilizes HUD Adjusted Median Family Income (HAMFI), which is calculated for the KCMO/KS MSA. The HAMFI is adjusted based on family size:
  - HAMFI for a 1-person household: \$56,000
  - HAMFI for a 4-person household: \$80,000
  - Calculations of all income categories (30%, 50%, and 80%) start from these numbers (see next slide)
  - Although the HAMFI is for the MSA, all data shown is for the City of KCMO
- For comparison, here were Kansas City, Missouri's median incomes for 2011-2015 (all household sizes):
  - Household median income: \$45,821
  - Family median income: \$59,837
  - Married-couple family median income: \$80,138
  - Nonfamily household median income: \$32,156

# HUD Adjusted Median Family Income (HAMFI) by Household Size for KCMO/KS MSA

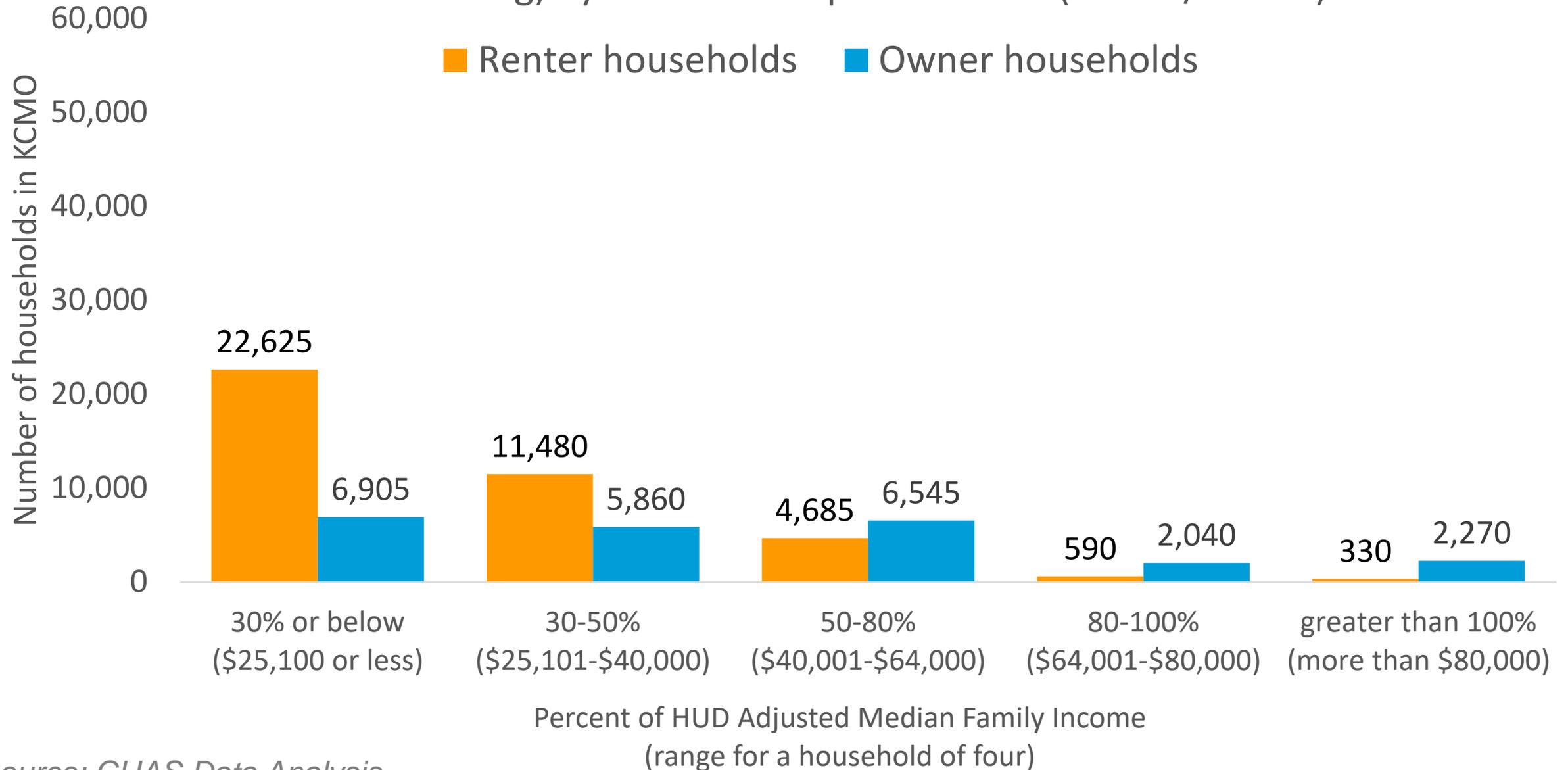
Income Categories	Persons in Family							
	1	2	3	4	5	6	7	8
Median Family Income (100%)	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
Low Income (80%)	\$44,800	\$51,200	\$57,600	\$64,000	\$69,150	\$74,250	\$79,400	\$84,500
Very Low Income (50%)	\$28,000	\$32,000	\$36,000	\$40,000	\$43,200	\$46,400	\$49,600	\$52,800
Extremely Low Income (30% or HHS poverty guidelines)	\$16,800	\$19,200	\$21,600	\$25,100	\$29,420	\$33,740	\$38,060	\$42,380

# KCMO Households by Income Group and Tenure (Renter/Owner)

■ Renter households    
 ■ Owner households

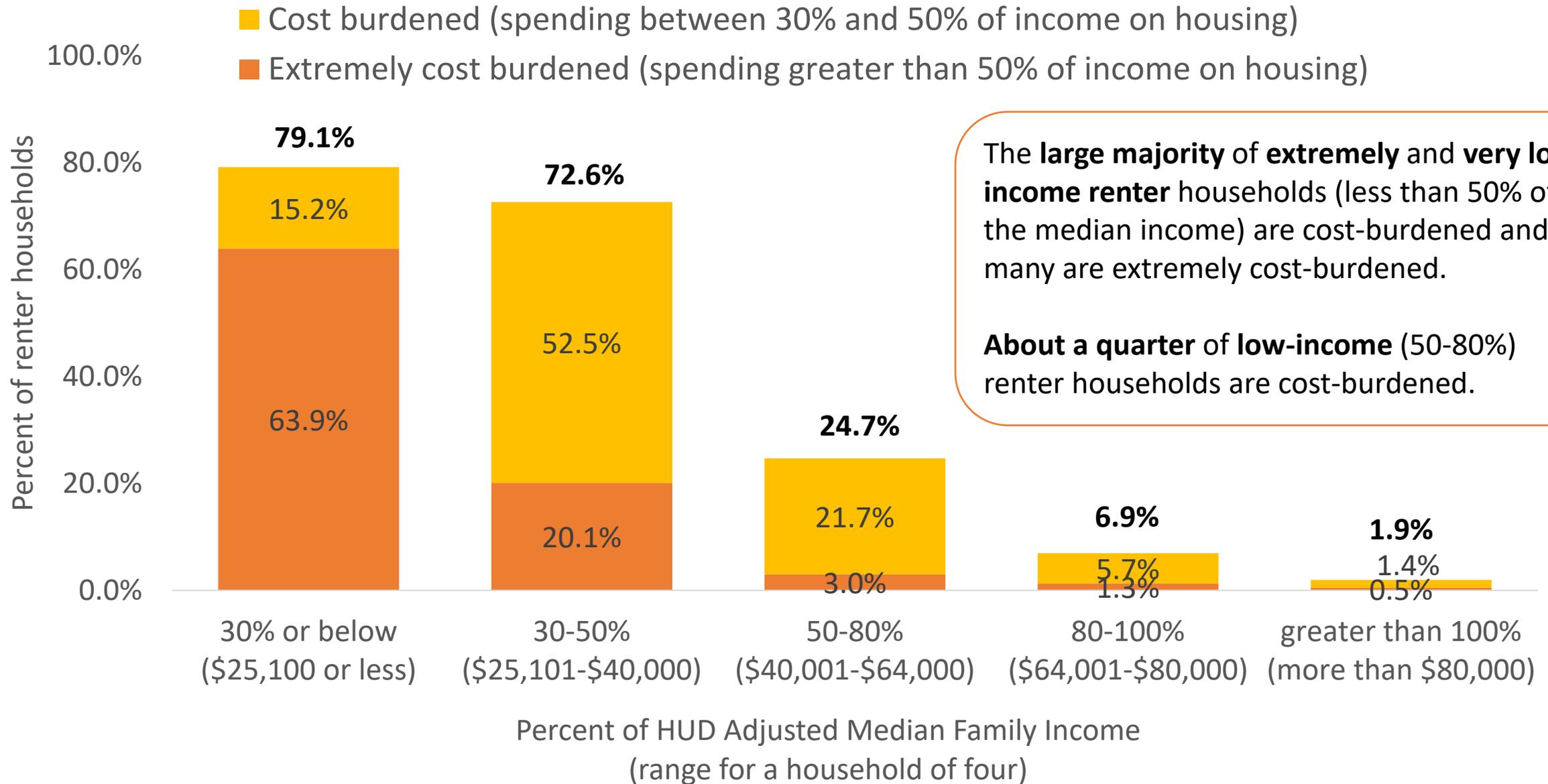


# Cost-Burdened KCMO Households (spending more than 30% of income on housing) by Income Group and Tenure (Renter/Owner)

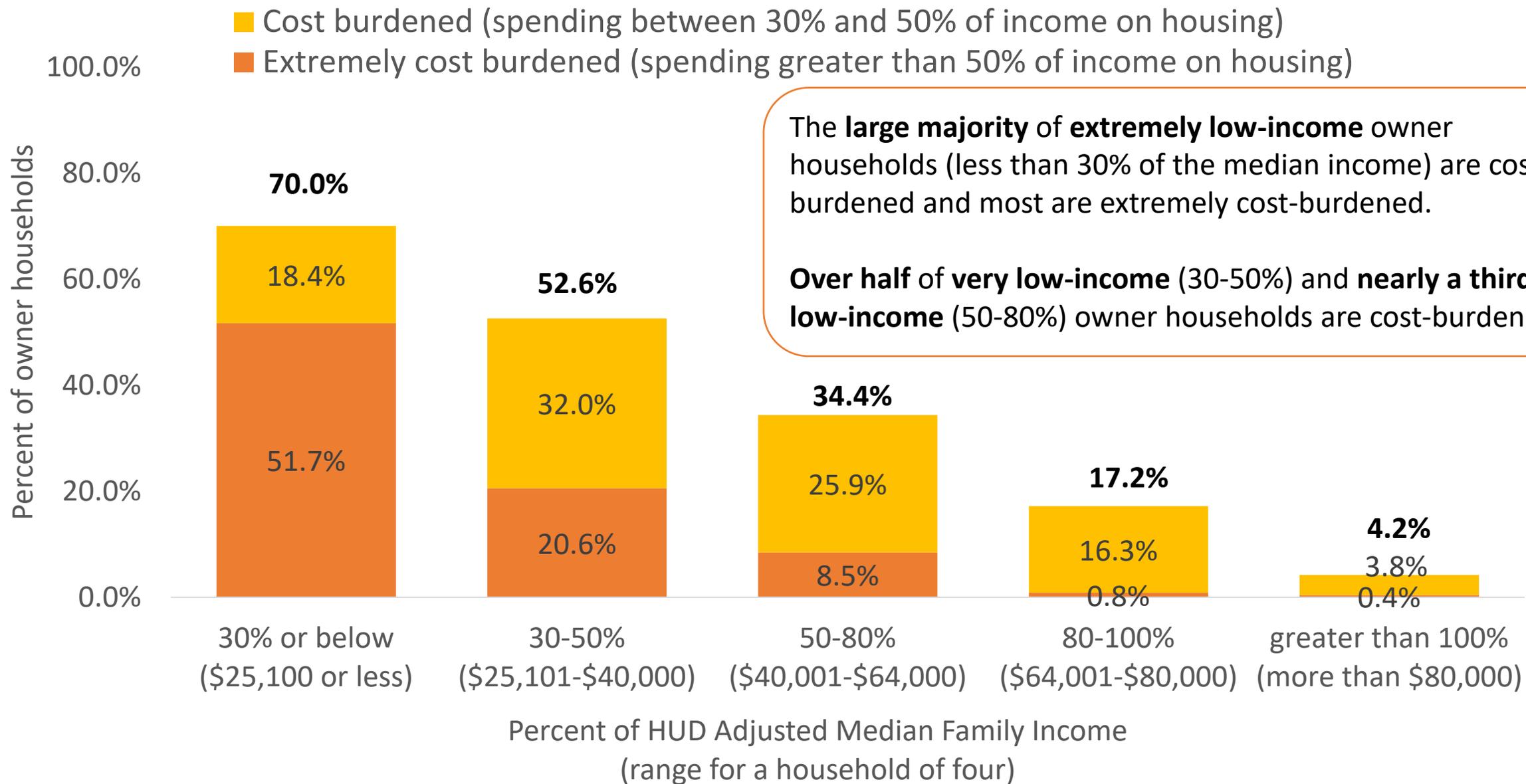


Source: CHAS Data Analysis

## Percent of **Renter** Households that are Cost-Burdened or Extremely Cost-Burdened

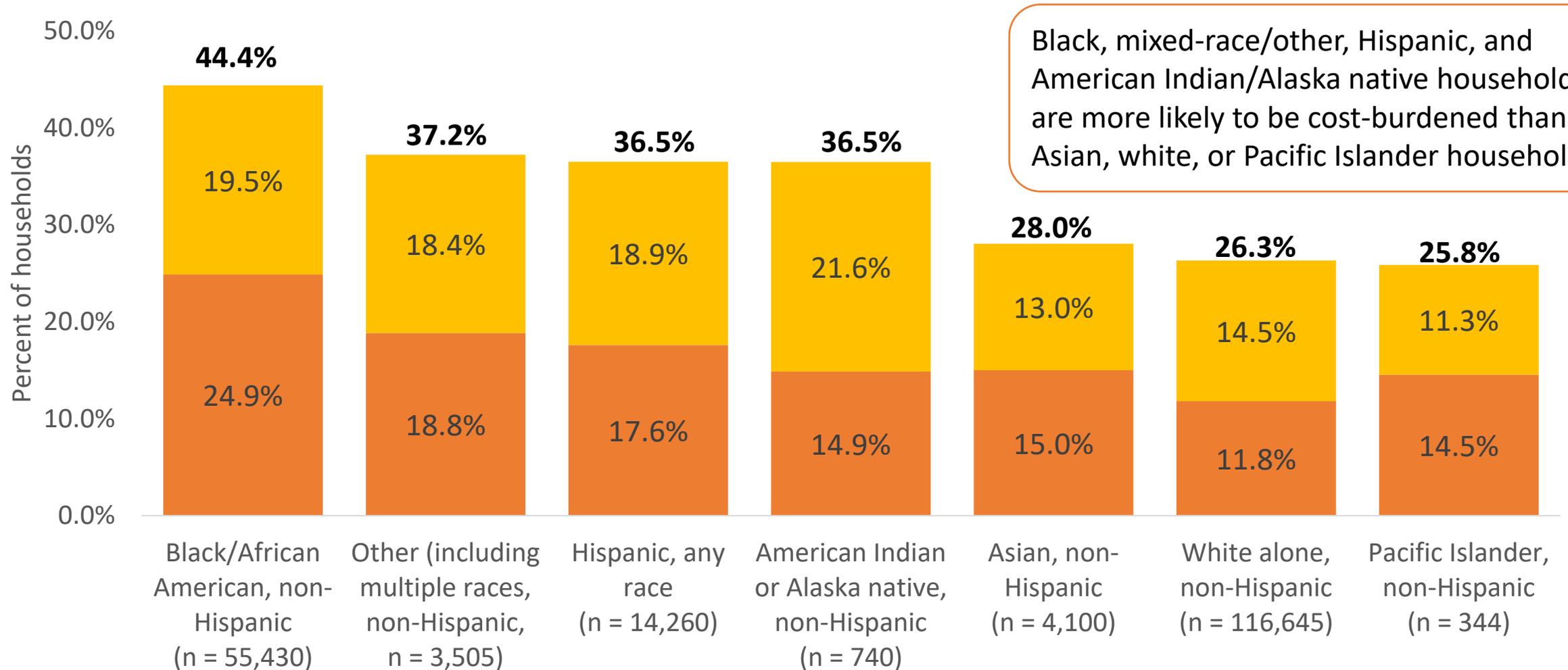


## Percent of **Owner** Households that are Cost-Burdened or Extremely Cost-Burdened



## Cost burden by race/ethnicity

- Cost burdened (spending between 30% and 50% on income on housing)
- Extremely cost burdened (spending more than 50% of income on housing)

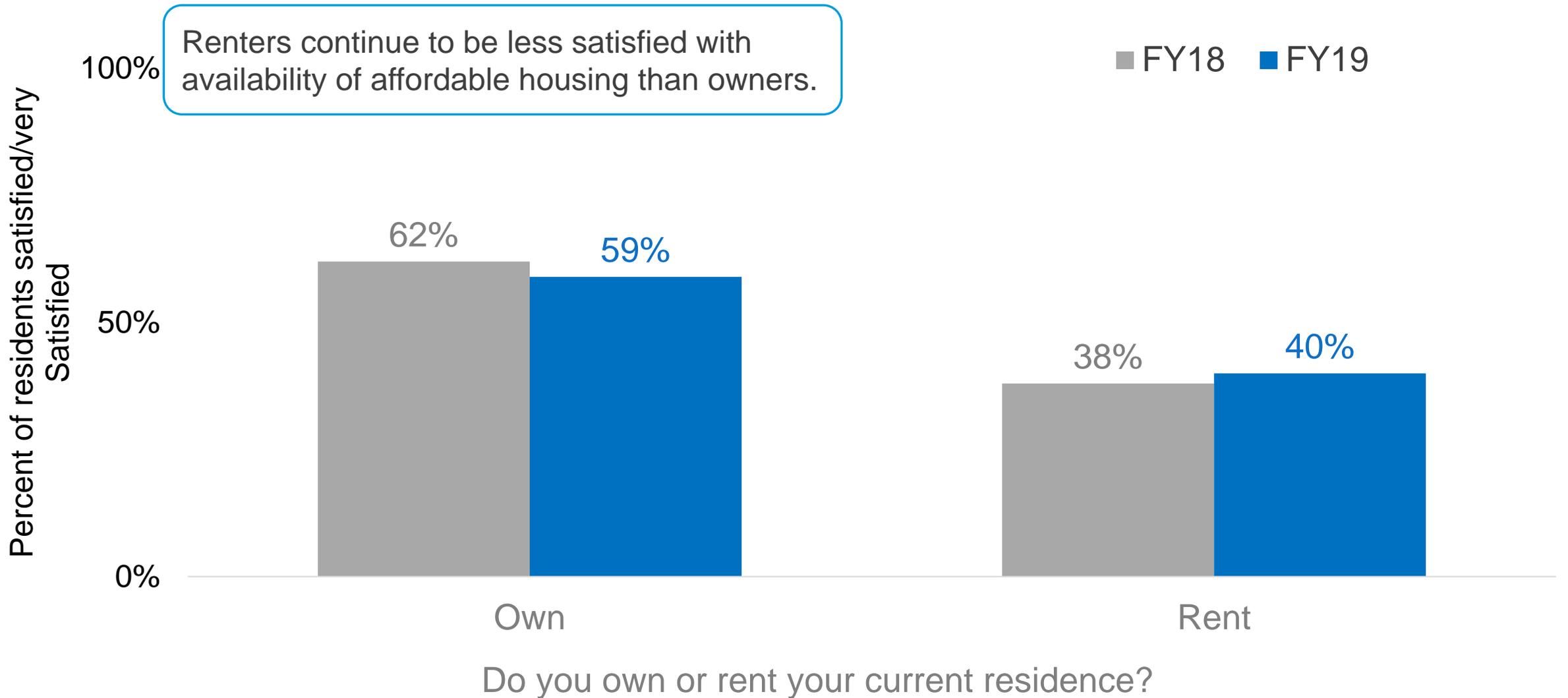


Black, mixed-race/other, Hispanic, and American Indian/Alaska native households are more likely to be cost-burdened than Asian, white, or Pacific Islander households.

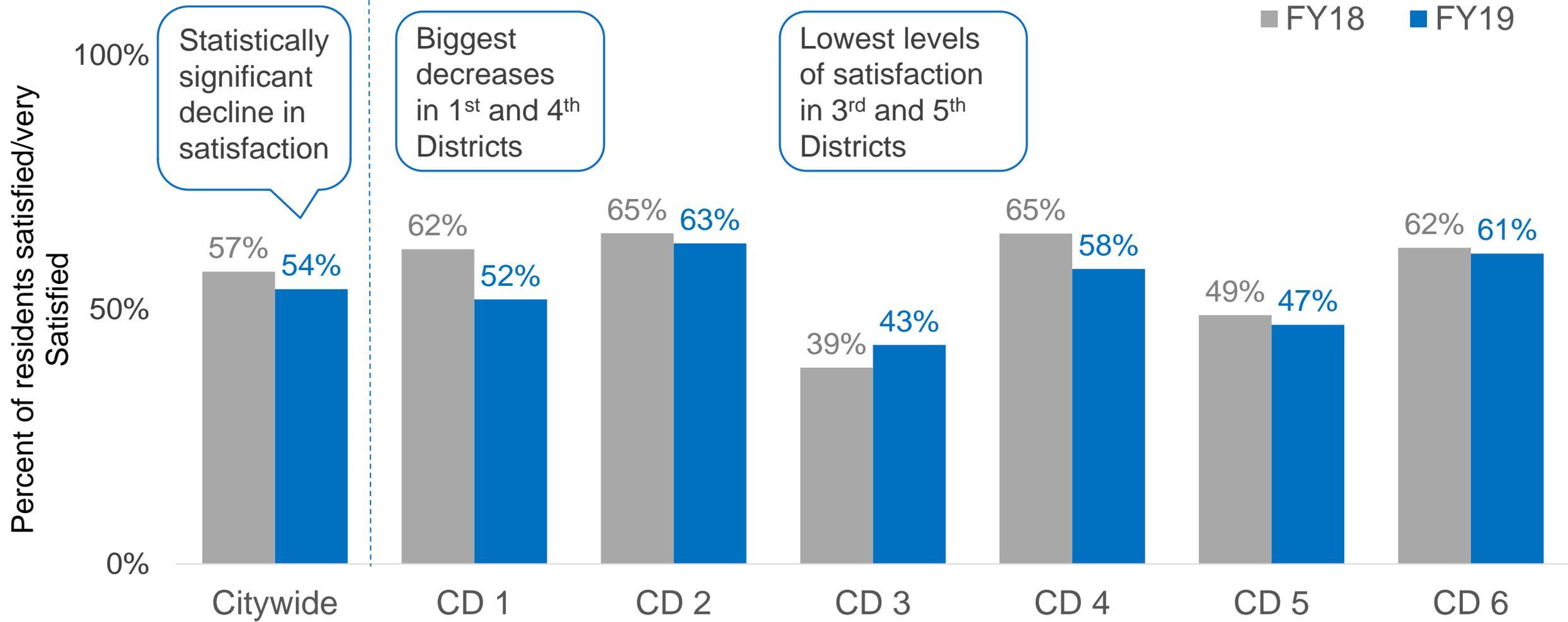
	Analysis of Affordability and Availability for Rentals	0-30% of AMI	0-50% of AMI (cumulative)	0-80% of AMI (cumulative)
A	Total renter households with household incomes at or below income level	28,585	44,395	63,380
B	Occupied rental units that are affordable and available (affordable to income level and occupied by renters at that level)	8,610	31,760	60,845
C	Occupied rental units that are affordable but not available (affordable to income level and occupied by renters above level)	4,355	17,680	22,080
D	All occupied rental units that are affordable (B+C)	12,965	49,440	82,925
E	Vacant for-rent units that are affordable and available	1,715	6,145	7,150
F	Total rental units that are affordable (D+E)	14,680	55,585	90,075
G	Total rental units that are affordable and available (B+E)	10,325	37,905	67,995
H	Nominal shortage or surplus of affordable units at this level (A-F) only considering affordability and not availability	Shortage: 13,905	Surplus: 11,190	Surplus: 26,695
I	Effective shortage or surplus of affordable units at this level (A-G) when availability is considered	Shortage: 18,260	Shortage: 6,490	Surplus: 4,615
J	Affordable rental units per 100 rental households (F/A *100)	<b>51</b>	<b>125</b>	<b>142</b>
K	Affordable and available rental units per 100 rental households (G/A *100)	<b>36</b>	<b>85</b>	<b>107</b>

*(Affordable = does not require more than 30% of income)*

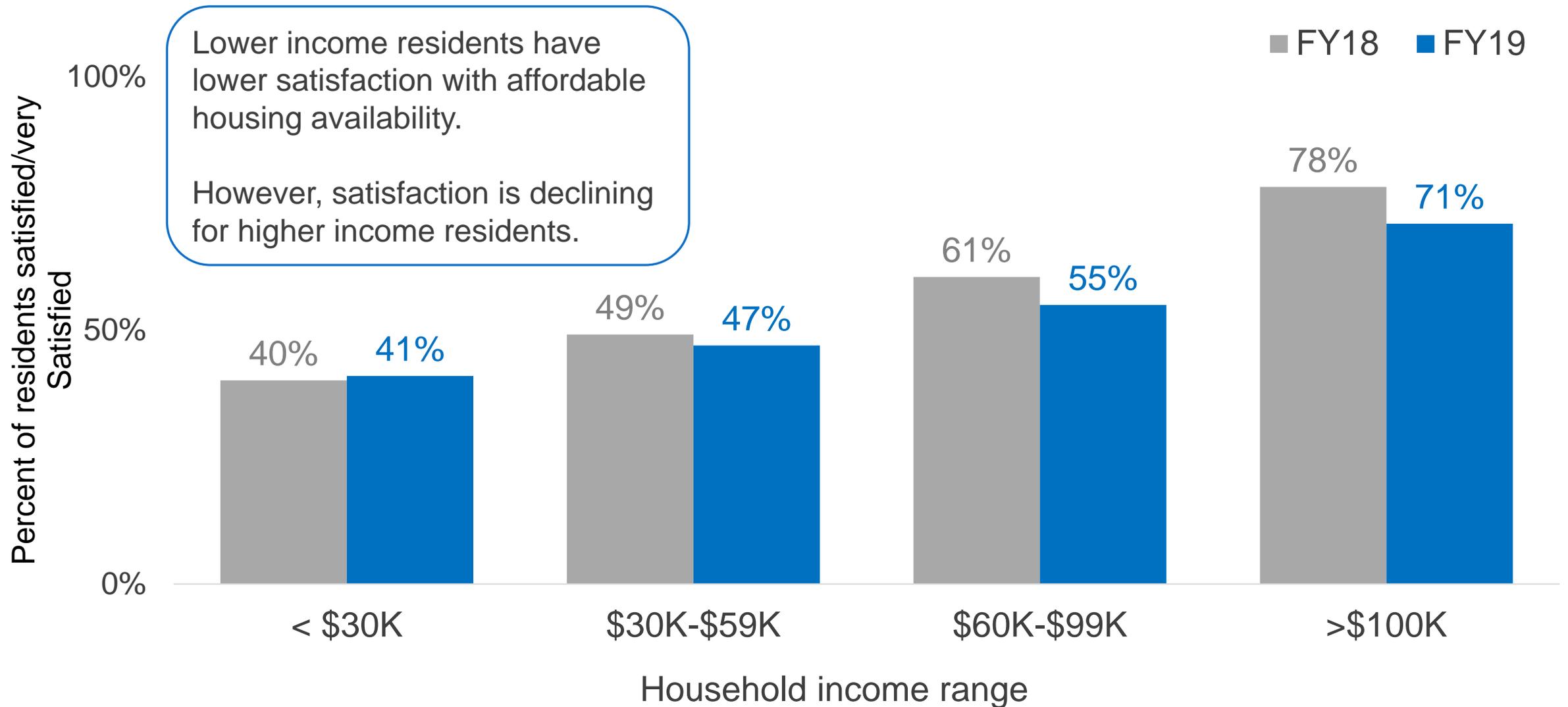
# Satisfaction with Availability of Affordable Housing by Tenure



# Satisfaction with Availability of Affordable Housing by Council District



# Satisfaction with Availability of Affordable Housing by Household Income



**Objective 1: Support  
rehabilitation and construction  
of housing for the purpose of  
revitalizing neighborhoods in  
the City.**

# Strategy 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)

## Relevant Housing Policy Goals:

Goal 1: Maintain and increase housing supply to meet the demands of a diverse population

Goal 2: Broaden the capacity and innovative use of funding sources

Goal 4: Abate dangerous or deteriorated structures to remove blighting conditions while actively supporting and fast-tracking housing rehabilitation and new infill development

Goal 6: Increase access to housing opportunities for all citizens through the removal of economic and regulatory barriers

# Program Details

- Goal of \$10MM-\$15MM fund for acquisition/rehab loans to buyers of vacant houses in neighborhood areas seeking homeownership
- Targeted neighborhoods based on City and other stakeholders' investment activities (e.g. Ivanhoe; Key Coalition; Blue Hills; Marlborough; etc.)
- Supplemented by homeownership counseling & qualified contractors
- Borrower guidelines include:
  - Incomes up to 120% of AMI for rehab; minimum FICO 600
  - 3% down payment

# Progress and Milestones

Three banks have committed \$1 million each.

LISC has stepped up to facilitate and act as fund manager and a servicing organization has been identified

In process of setting up final meeting with banks, and coordinating with CDCs to market program

Goal is to launch in 2019

# Strategy A

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

b. (City Planning and Development)

## Relevant Housing Policy Goals:

Goal 3: Maximize coordination between the city, neighborhood and businesses to improve the overall appearance and safety of the City and sustain neighborhoods' traditions and diverse cultures

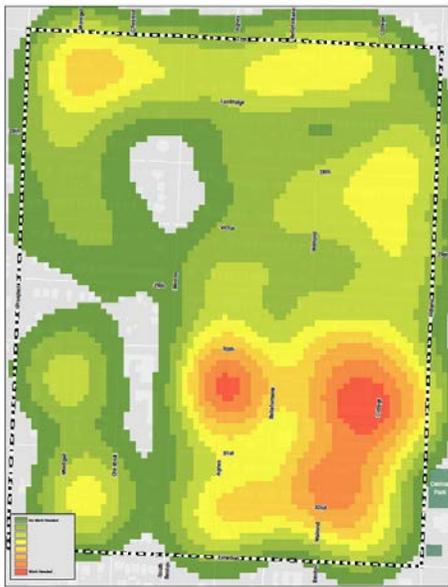
Goal 4: Abate dangerous or deteriorated structures to remove blighting conditions while actively supporting and fast-tracking housing rehabilitation and new infill development

# Evaluation of Photo Survey Process

- Santa Fe Pilot Study: Completed
- Heart of the City TIF: drive-through and photo collection completed
  - Photographs are currently stored with timestamps
  - Evaluation TBD
- The projected citywide parcels, miles, photos, and storage numbers can be seen below.



Santa Fe Pilot Area



Santa Fe Pilot Area  
Symbolized based on Property  
Condition Score

	Santa Fe Pilot Area	Heart of City TIF	Citywide (projected)
Parcels	870	4,172	192,594
Miles	7.74	39.72	2,875
Photos	7,344	76,230	2,572,400
GB	20.3	152	6,000 (6 TB)
Staff Hours	40	--	8,850 (4.2 years)

Does not include Highways  
or Park roads

Projected

# Strategy C

Integrate the results of  
the Market Value Analysis  
into City housing and  
economic development  
strategies  
(City Planning and  
Development)

## Relevant Housing Policy Goals:

Goal 1: Maintain and increase housing supply to meet the demands of a diverse population

Goal 3: Maximize coordination between the city, neighborhood and businesses to improve the overall appearance and safety of the City and sustain neighborhoods' traditions and diverse cultures

# MVA Community of Practice Conference



Hosts

Participants

When/Where

Sponsors

Topics covered

- The Reinvestment Fund and KCMO
- 19 jurisdictions across the country + multiple foundations and community development nonprofits
- April 9-10, KC Federal Reserve
- Wells Fargo Foundation, JP Morgan Chase Foundation, Ewing Marion Kauffman Foundation, Federal Reserve Bank of Kansas City
- Implementing Citywide Investment Strategies; Supporting Data-Driven Community Development; Opportunity Zone Observations and Next Steps; Intersections of Resident Health and Housing

# Goal: MVA Update

- Originally completed in 2016 and identified 9 different categories of residential market strength
- Approaching end of its 3-year validity period
- Example communities with more than one MVA
  - Philadelphia
  - Baltimore
  - St. Louis
- Renewal will allow staff to track changes in the market and evaluate programs implemented since the initial analysis
- Help to refine existing programs or encourage citywide implementation of successful programs

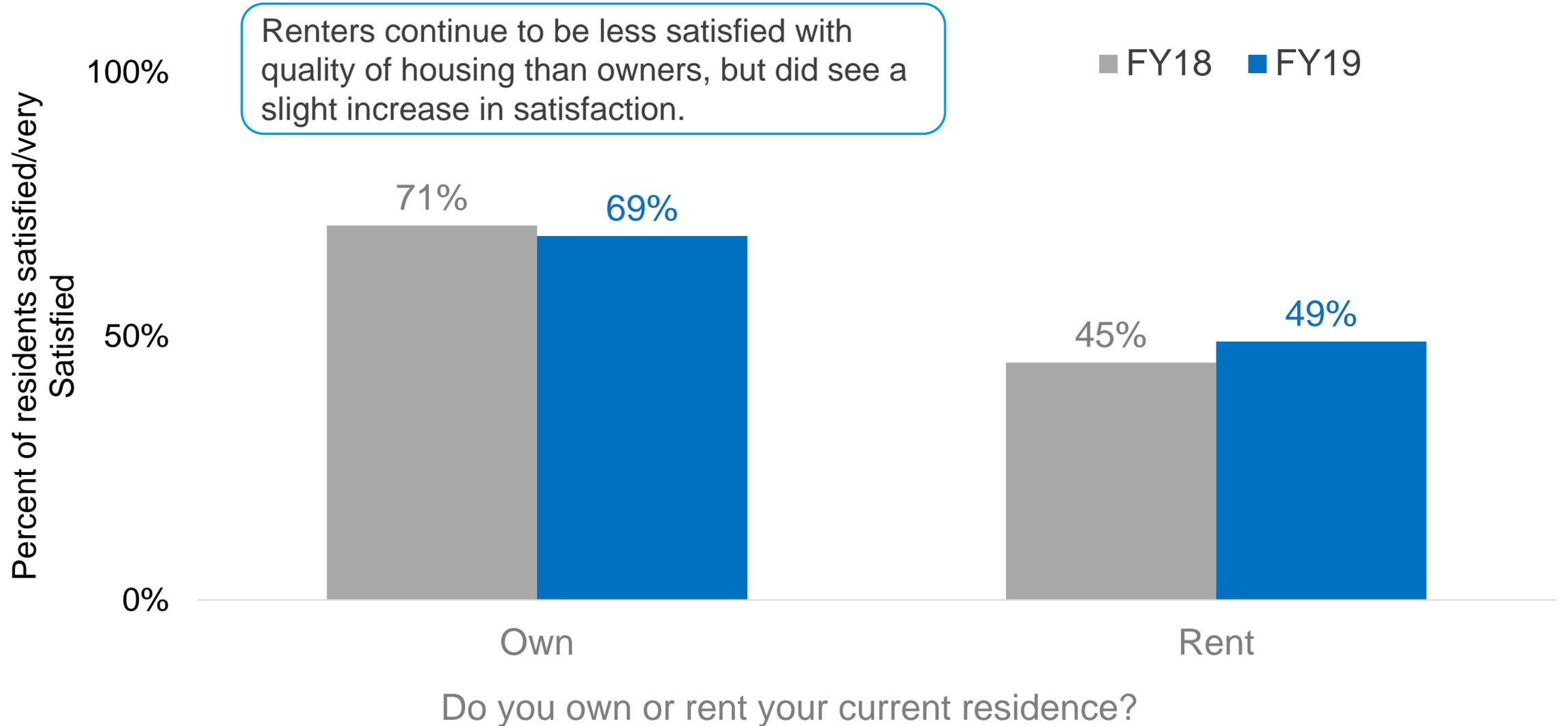


**Objective 3: Improve the conditions and livability of housing throughout the City.**

# Housing Objective Metric: Objective 3

Objective #	Metrics	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Actual	FY19 Target	FY19 Actual	FY20 Target
3	Percent of children with elevated blood lead	4%	4%	6%	5%	5%	5.6%	5%

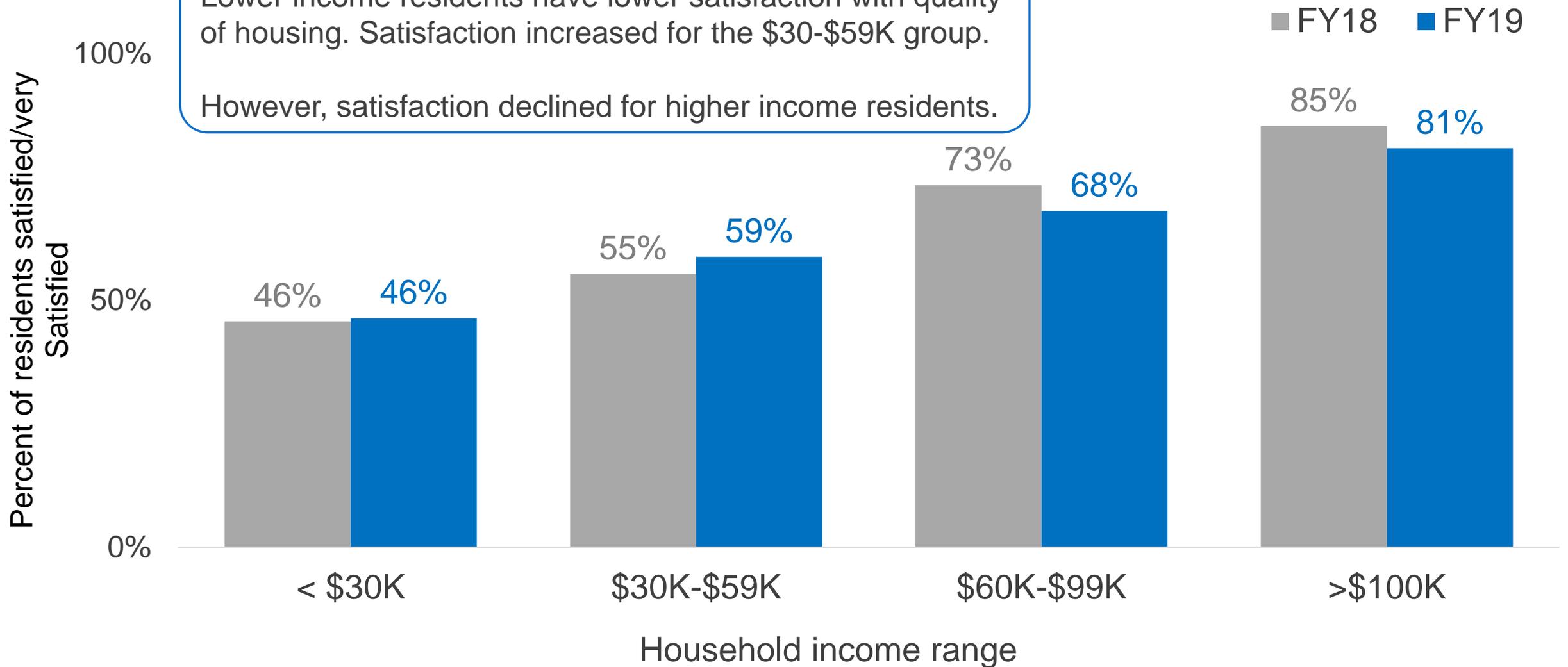
# Satisfaction with Quality of Housing by Tenure



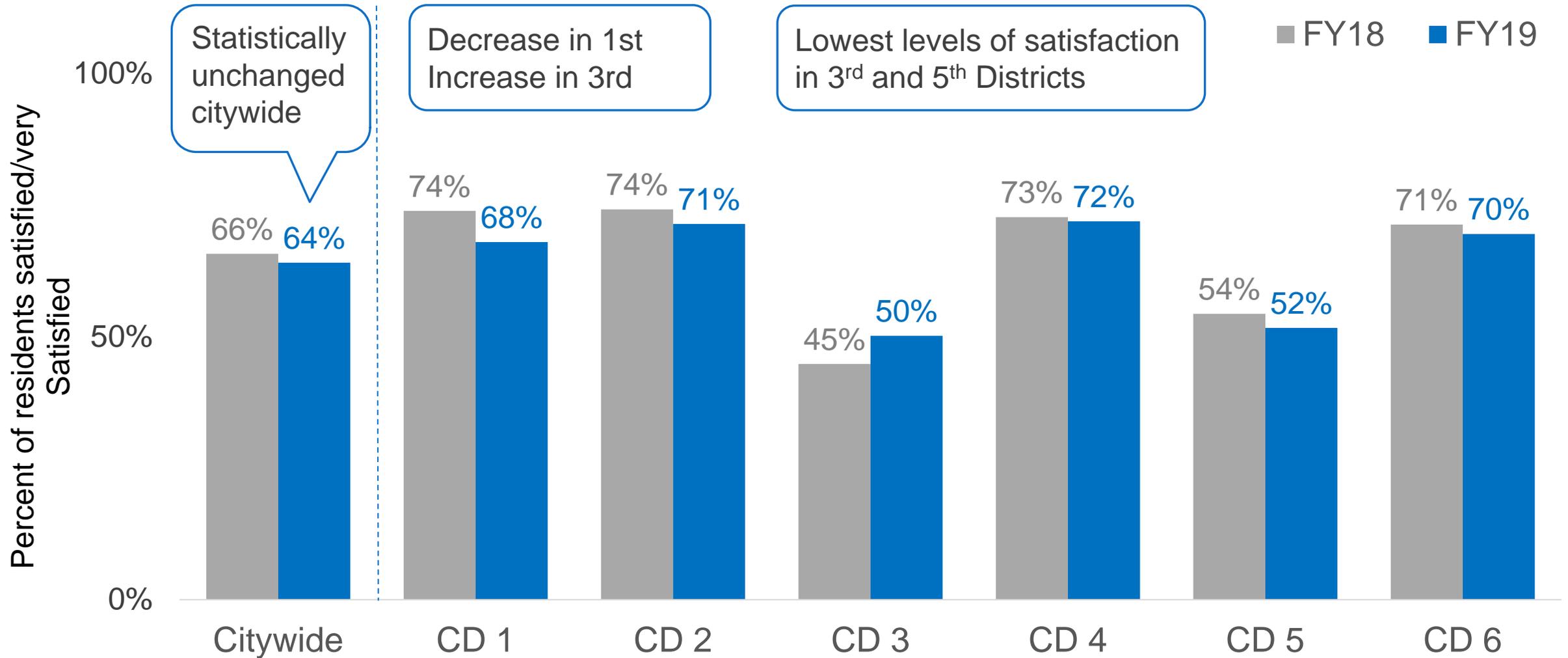
# Satisfaction with Quality of Housing by Household Income

Lower income residents have lower satisfaction with quality of housing. Satisfaction increased for the \$30-\$59K group.

However, satisfaction declined for higher income residents.



# Satisfaction with Quality of Housing by Council District



# Strategy B

- a) 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.

b) (Health)

## Relevant Housing Policy Goals:

Goal 7: Ensure all occupants of residences have quality, efficient and healthy housing

# Registration of Rental Properties

91,583

Rental units in the city

19,794

Rental units exempt from registration  
(10,373 HUD, 7,500 Housing Choice Voucher, 1,921 Public Housing through the Housing Authority)

71,789

Rental units eligible for registration

65,903

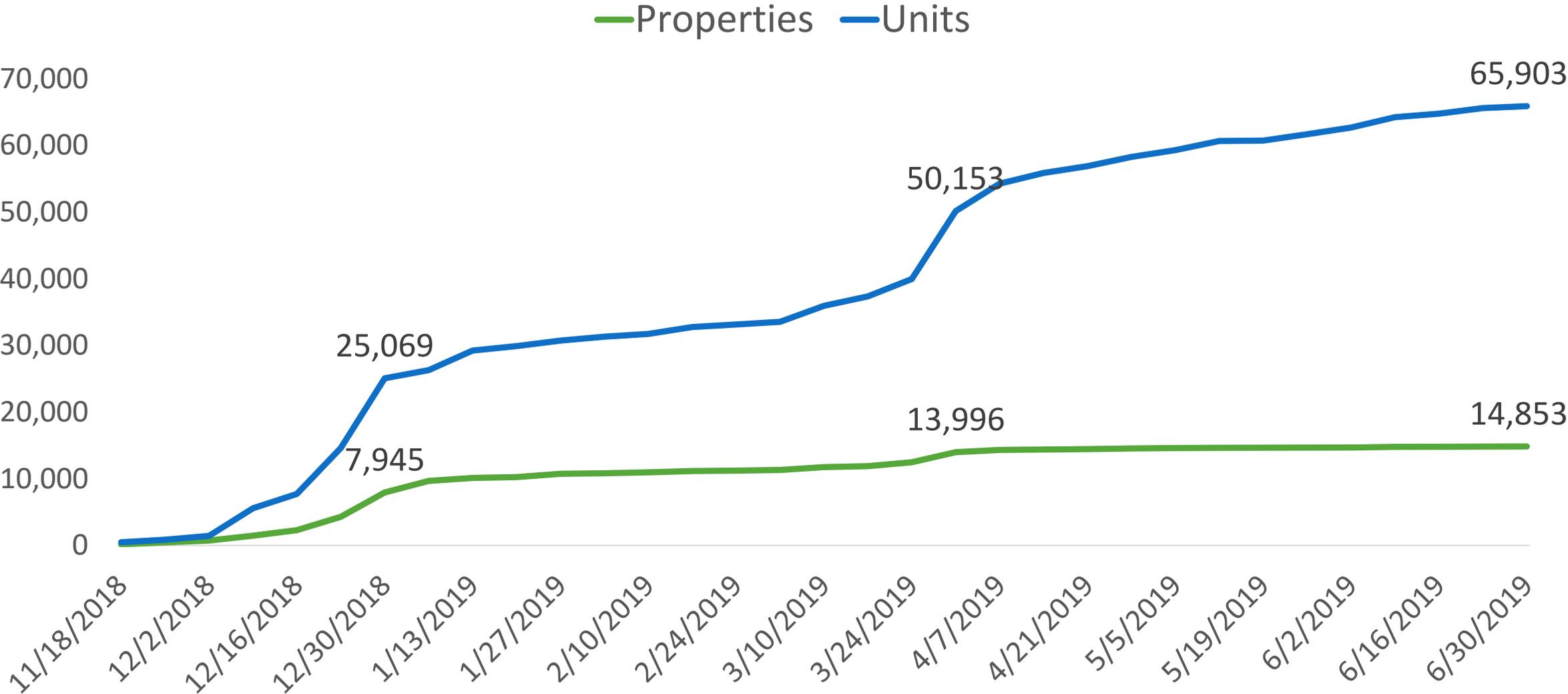
Rental units registered to date

92%

Percent of eligible properties registered

Success attributed to follow through from landlords, advocacy/reporting by tenants, and outreach by staff.

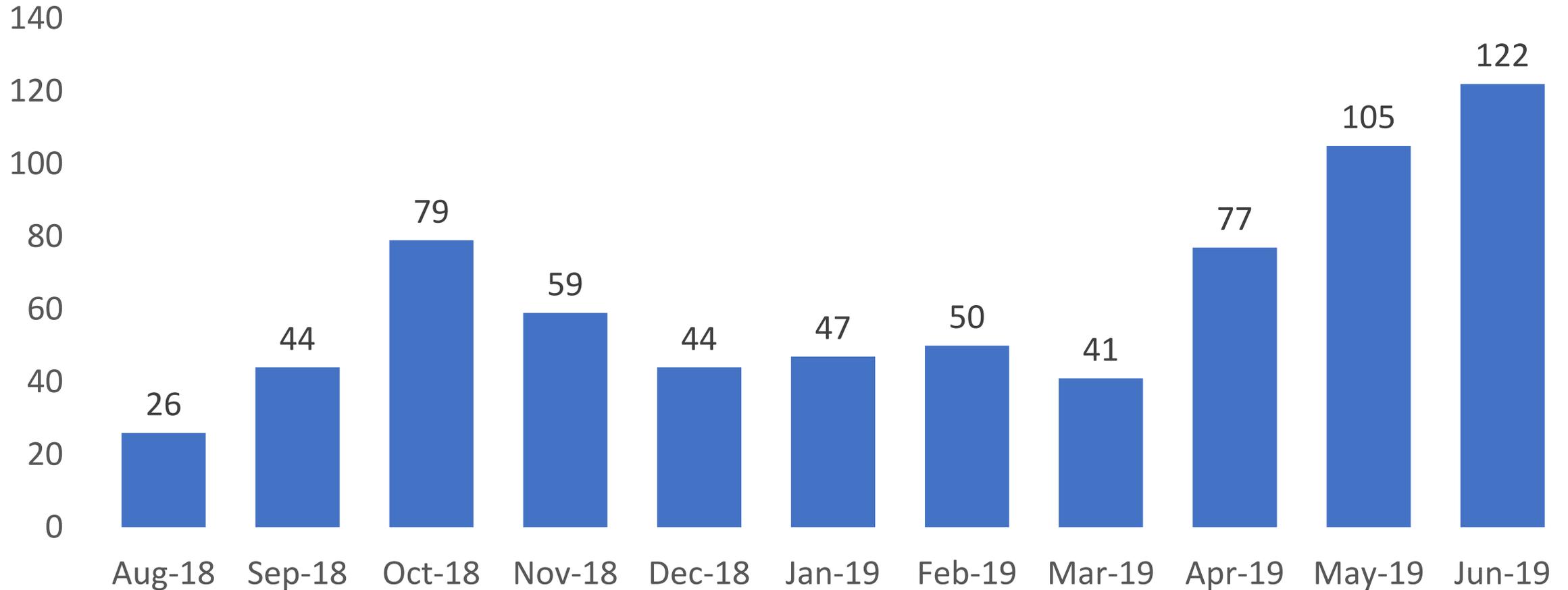
# Growth in Property Registration Over Time



Source: Healthy Homes Program, Health Department

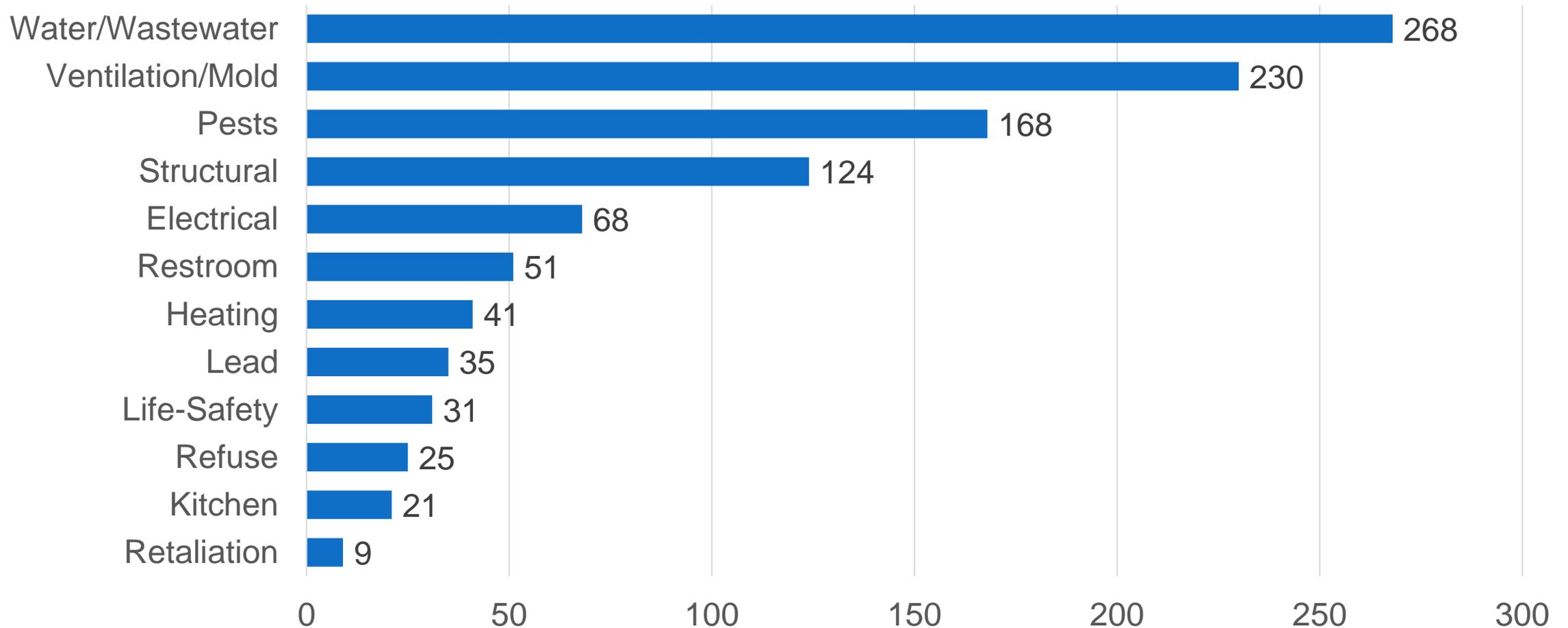
# Healthy Homes Complaints by Month

694 complaints received to date

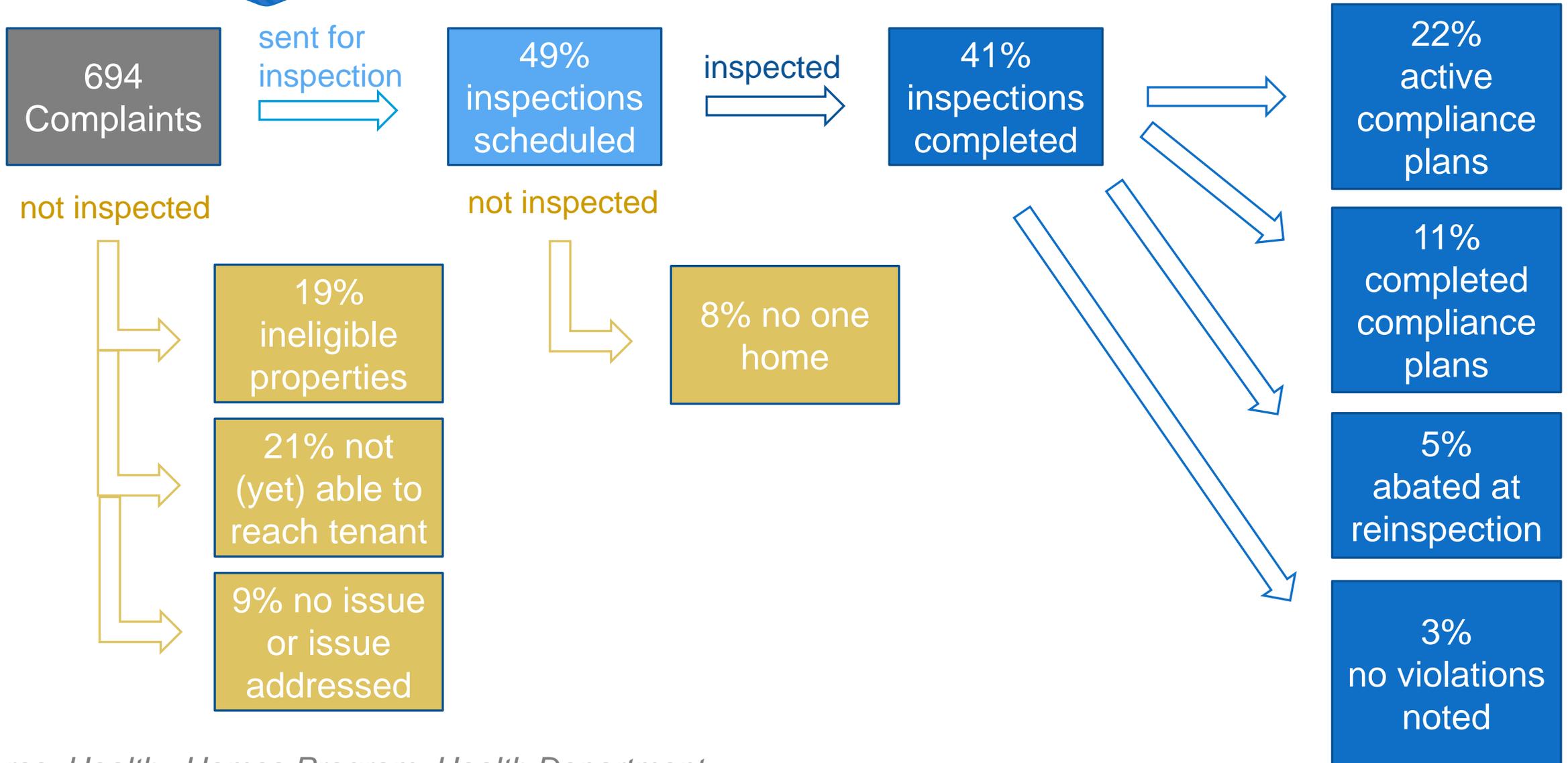


# Complaint Types (Since Program Implementation)

Multiple issues can be noted on one complaint

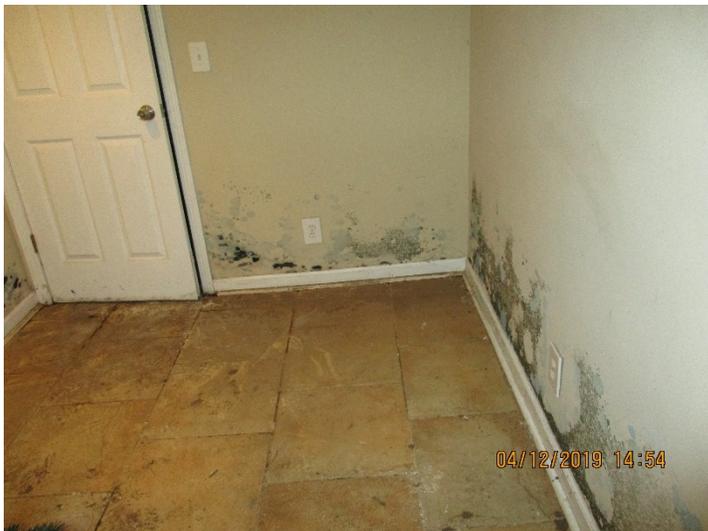


# Healthy Homes Complaint Outcome Breakdown



# Healthy Homes Program Outcomes: Case Studies

**Before**  
(what was found from complaint)



**After**  
(how complaint was mitigated)



# Healthy Homes Program Outcomes: Case Studies



# Upcoming Priorities for Healthy Homes

- Transitioning to a web-based database for tracking registrations and inspections (in process)
  - Phase 1- As of July 1<sup>st</sup> the Program is using an internal web-based database for tracking registrations.
  - Phase 2- Will facilitate access to the data for other departments and online registration.
  - Phase 3- Will also allow the public to search history (similar to restaurant inspections).
- Planning to set up online registration/renewal option for property owners
  - All properties will be due for renewal in January 2020
- Working with HUD and Housing Authority of Kansas City to determine how to handle issues reported with properties for which they are responsible
- Had a meeting on May 17<sup>th</sup> with HAKC to forward complaints to their office if applicable.
- Spoke to local HUD on facilitating current complaints and potential for inclusion into KCMO Ordinance.
- Works towards 95% compliance rate with updated US Census

# Strategy A

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

b) (Health)

## Relevant Housing Policy Goals:

Goal 2: Broaden the capacity and innovative use of funding sources

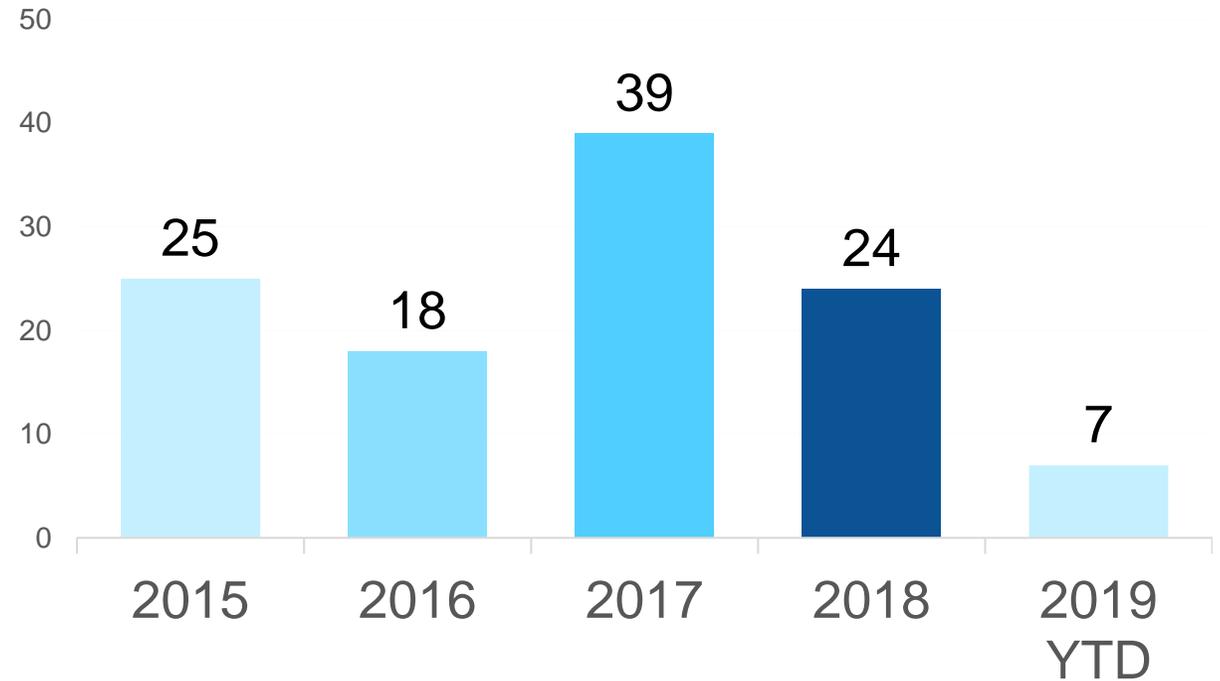
Goal 7: Ensure all occupants of residences have quality, efficient and healthy housing

# Cases of Lead Poisoned Children

## Percent of children with elevated blood lead

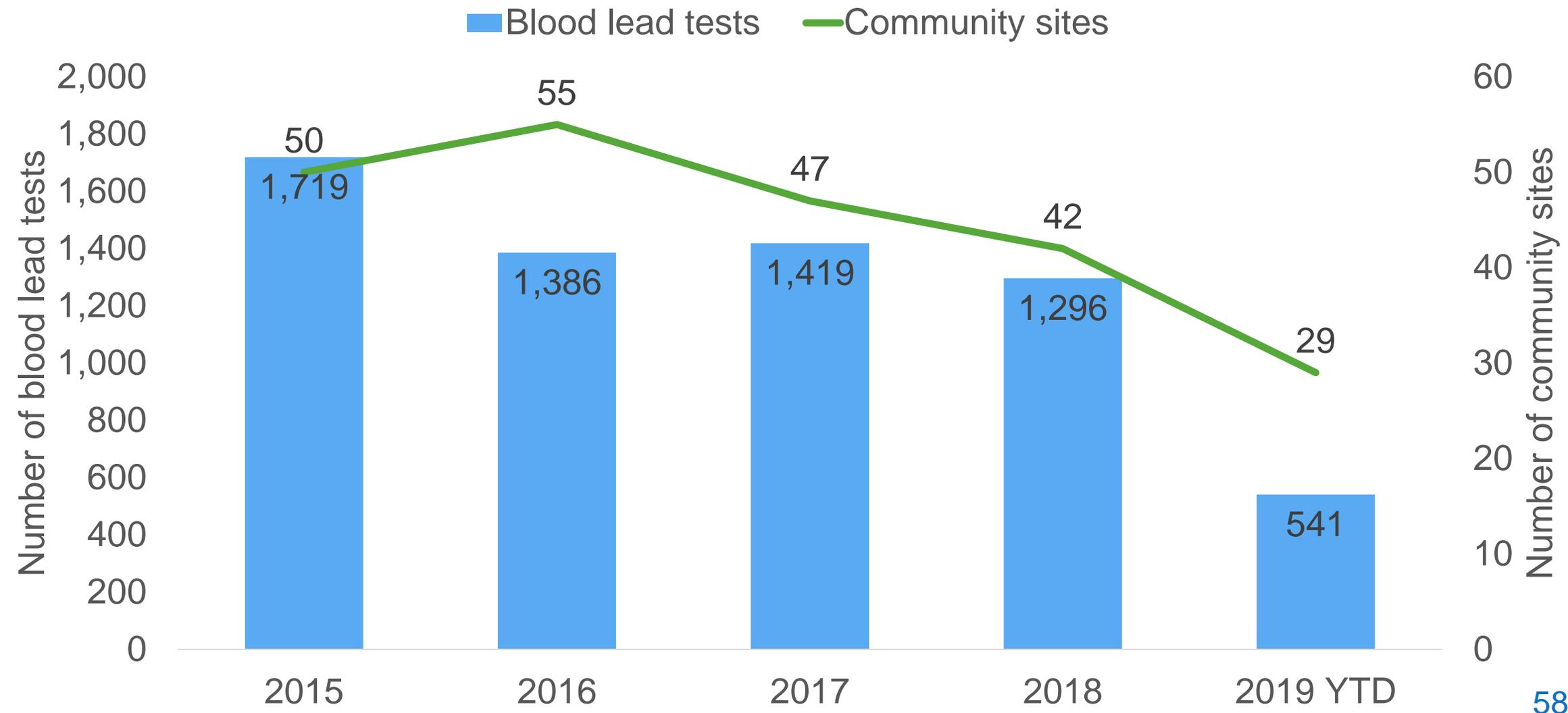
FY15 Actual: 4%  
FY16 Actual: 4%  
FY17 Actual: 6%  
FY18 Actual: 5.1%  
FY19 Target: 5%  
**FY19 Actual: 5.6%**

## Number of **New Cases** of Lead Poisoned Children Opened for Investigation and Comprehensive Case Management (**ebl $\geq$ 15 ugi/dl**)



# Childhood Lead Poisoning Prevention Program

## Blood Lead Testing



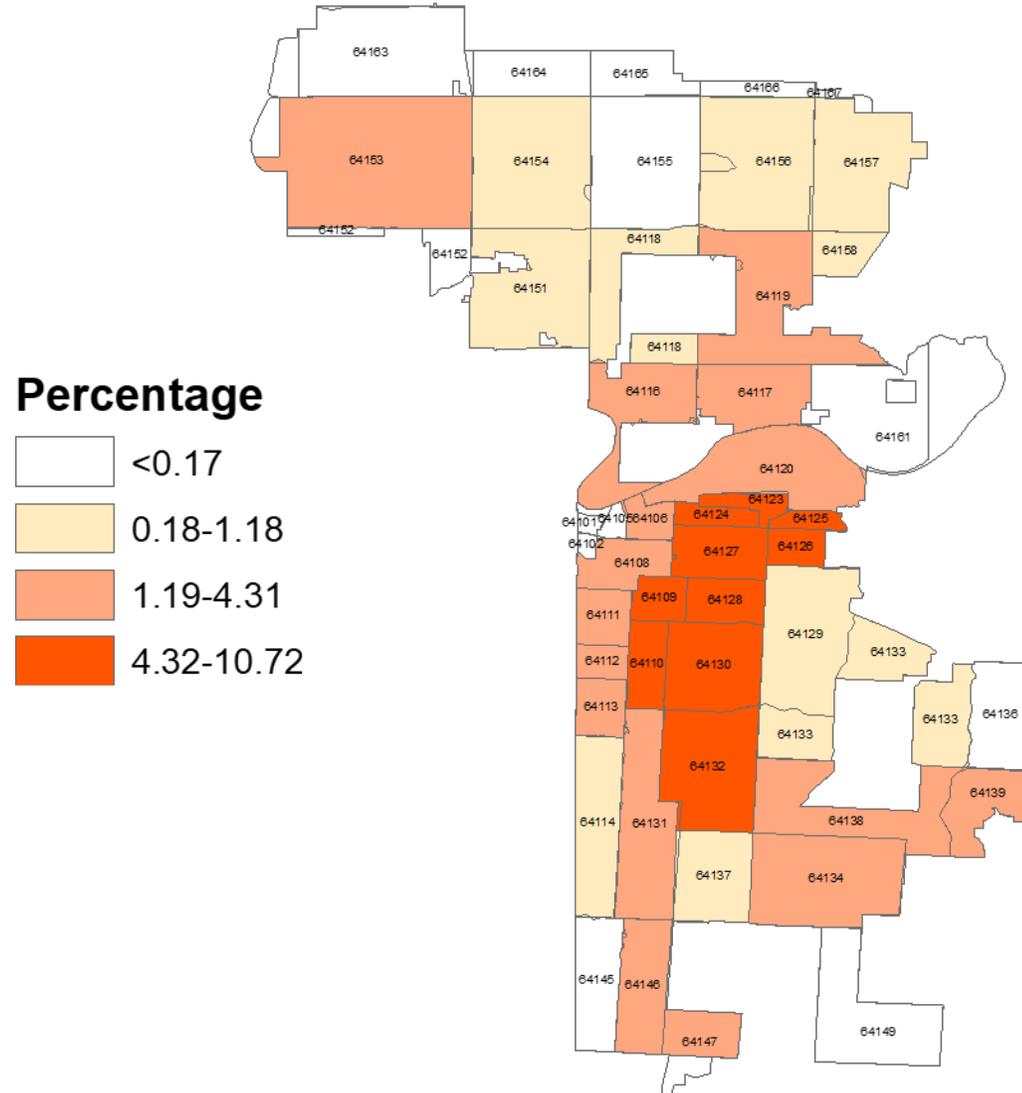
Source: Health Department

# Progress on Steps to Decrease Rates of Lead Poisoning

- Efforts to increase blood lead testing in low life expectancy zip codes:
  - Magnets were placed on LeadSafeKC contractor vehicles, resulting in increased questions from the public
  - Analyzed testing data to identify that 70% of screening activities are in low or lowest life expectancy zip codes
  - Contacted 10 community non-HeadStart childcares regarding blood lead testing, resulting in 4 screenings with 94 children tested
  - Working with providers, HeadStart and DHSS to increase outreach to healthcare providers regarding blood lead testing
- Efforts to increase lead hazard remediation in low life expectancy zip codes:
  - Mailed 3,100 LeadSafeKC applications to rental property owners in 9 high risk zip codes
  - In process of other marketing, including water bill inserts and ads in The Call and Dos Mundos newspapers
  - Placed applications at Pleasant Green Baptist church and at CCO meetings



# Rate of children 5 and under testing positive for blood lead level 5 or higher mcg/dL, per 100 children, by zip code (2015-2018)

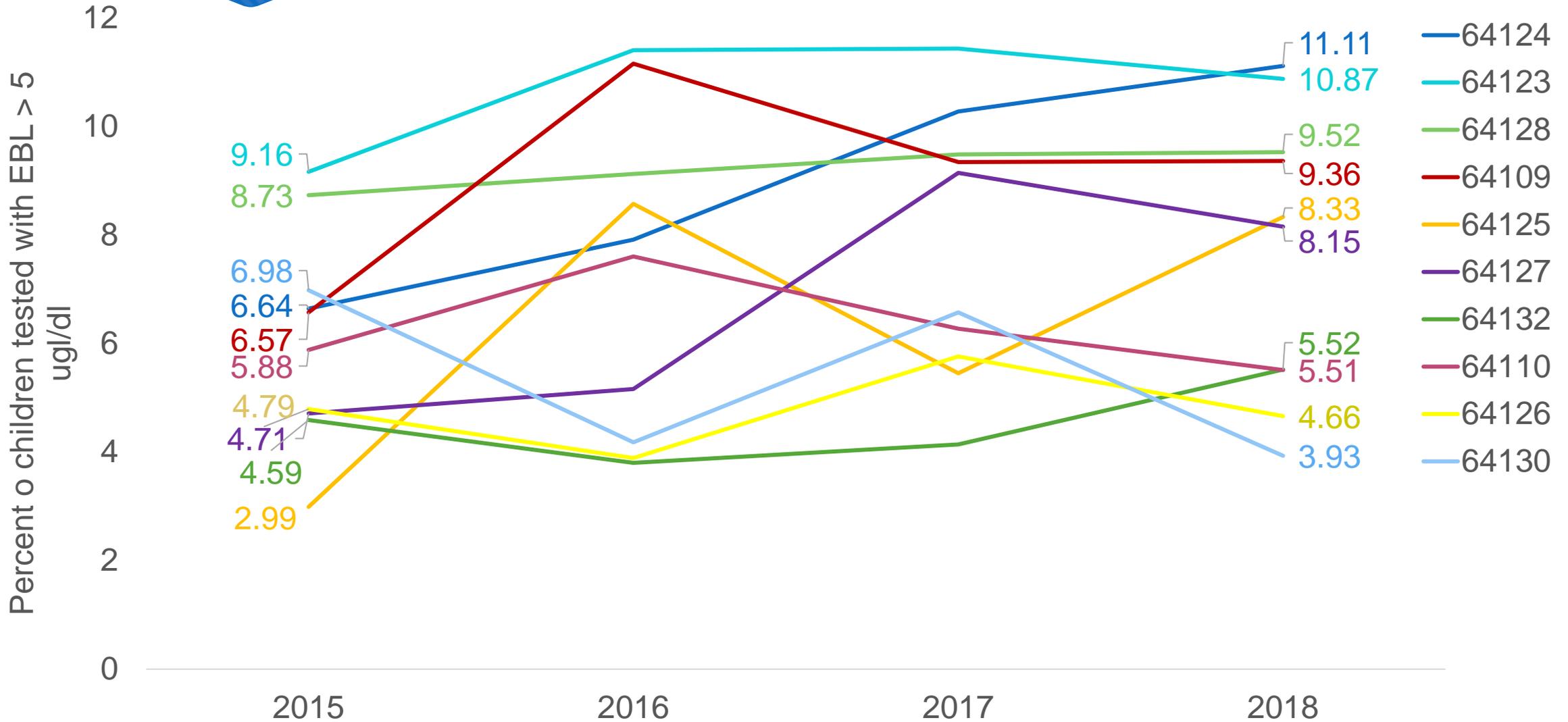


Top 10 zip codes	
Zip code	%
64123	10.72
64128	9.21
64109	9.12
64124	8.99
64127	6.80
64125	6.44
64110	6.30
64130	5.43
64126	4.81
64132	4.48

Percentage is number of children with blood lead level 5 or higher mcg/dL per 100 children who were blood lead-tested



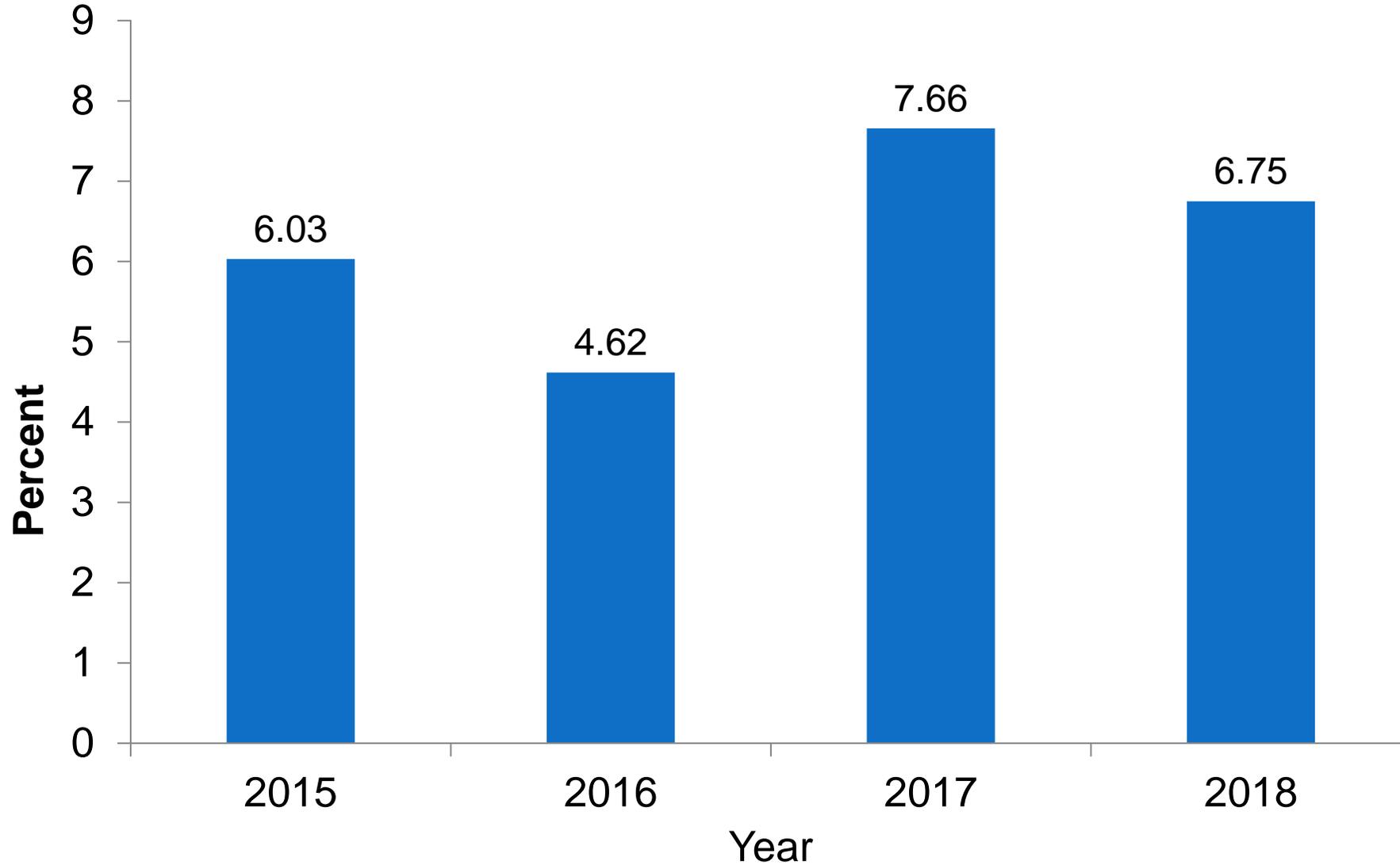
# Lead Poisoning Rates by Zip Code Over Time



Source: Health Department



# Rate of children 6-17 years old testing positive for blood lead level 5 or higher mcg/dL, per 100 children

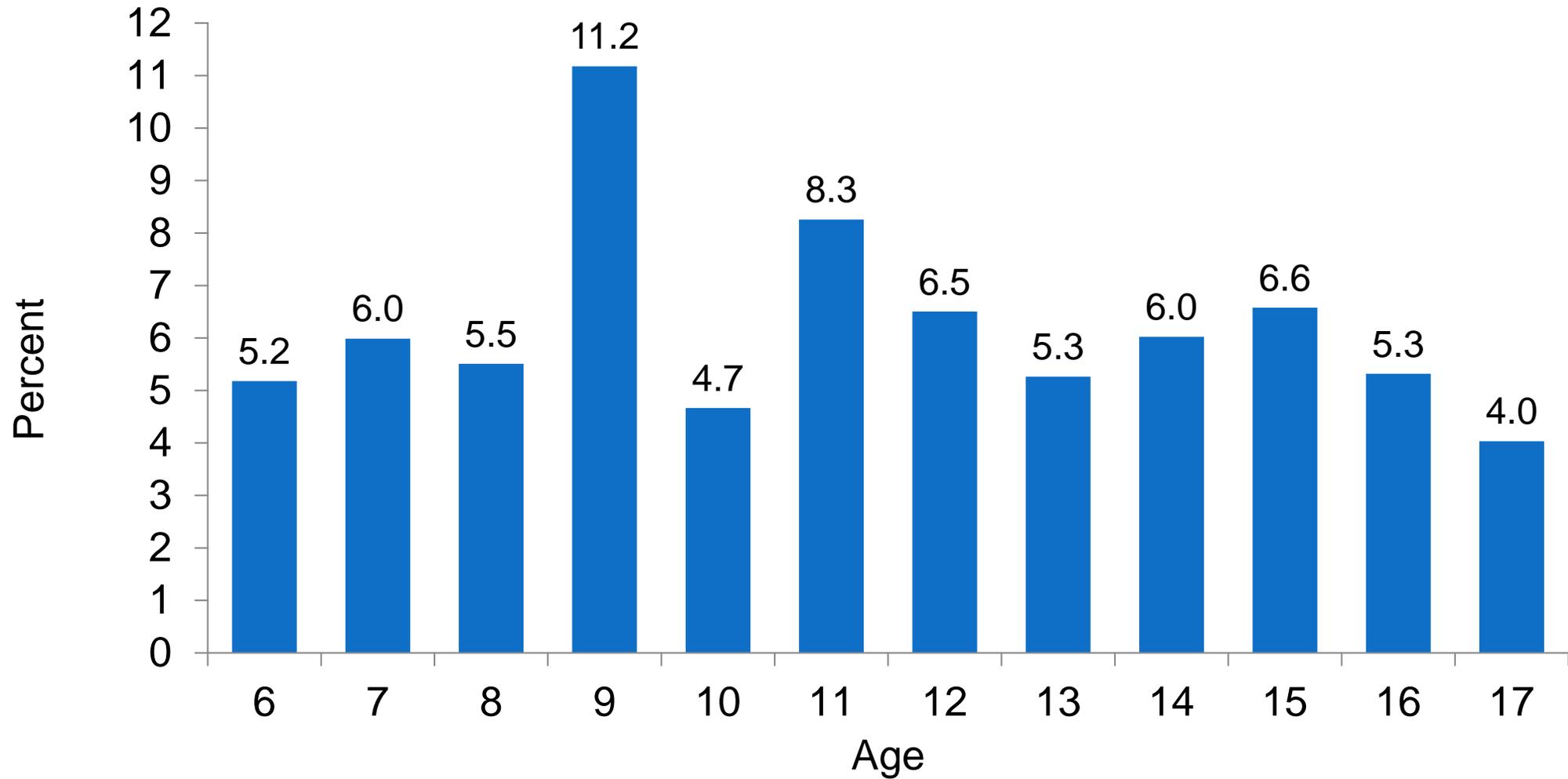


Percent is number of children with blood lead level 5 or higher mcg/dL per 100 children who were blood lead-tested





## Rate of children 6-17 years old testing positive for blood lead level 5 or higher mcg/dL, per 100 children, by age (2015-2018)



Percent is number of children with blood lead level 5 or higher mcg/dL per 100 children who were blood lead-tested



# Strategy C

a) 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)

## Relevant Housing Policy Goals:

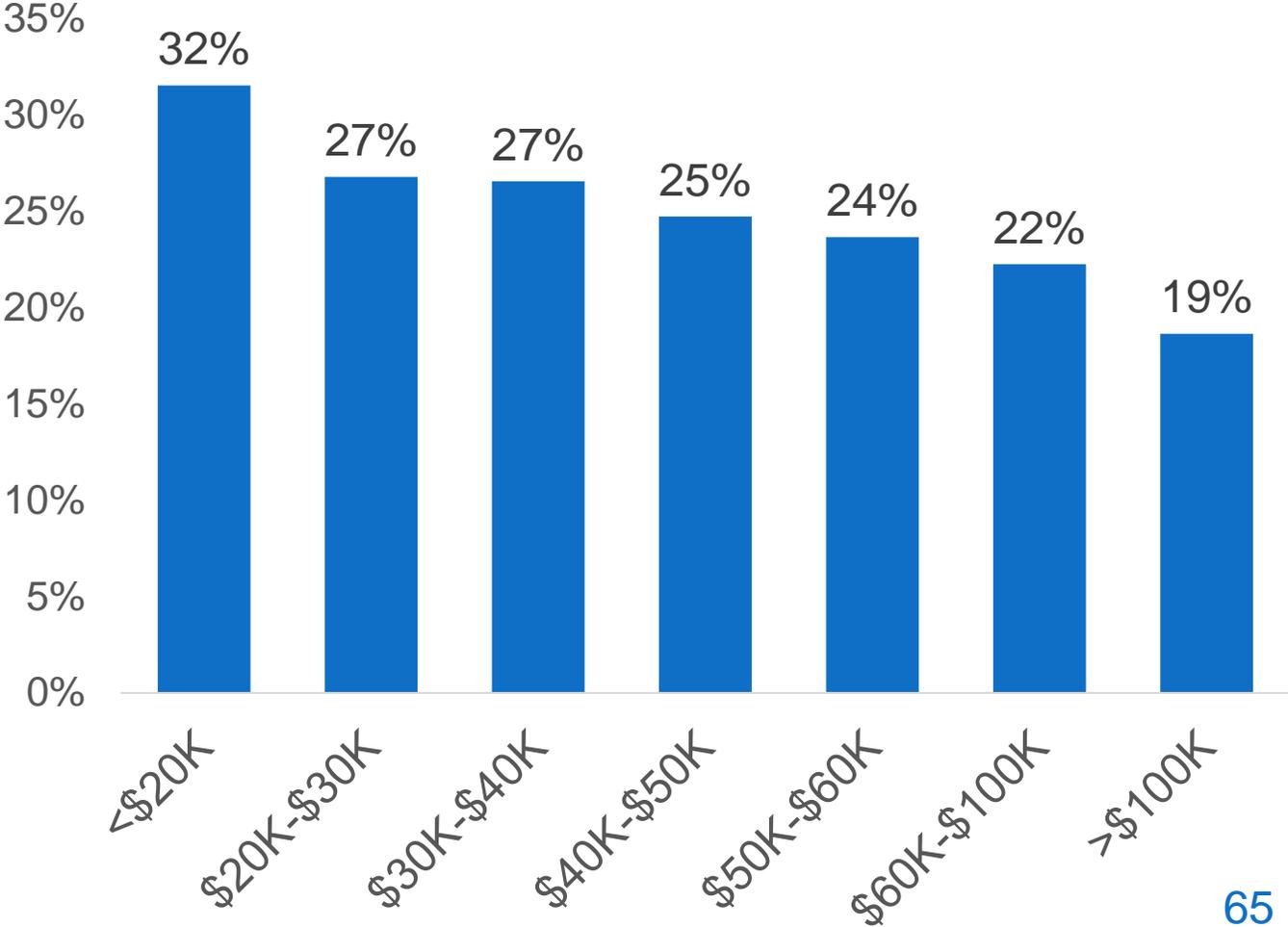
Goal 5: Ensure environmentally and ecologically sustainable housing while accounting for environmental, social, cultural and economic factors of occupants

Goal 7: Ensure all occupants of residents have quality, efficient, and healthy housing

# Housing Survey: Utility Cost Compared to Total Housing Cost

- Survey respondents were asked how much they pay monthly for:
  - utilities (including gas, electric, and water/sewer)
  - rent or mortgage
- More than half (54%) of respondents reported paying more than \$300 per month on utilities
- On average for residents, utilities are 23% of their housing cost (with rent/mortgage at 77%)
- On average, utilities are a larger portion of housing cost for:
  - homeowners;
  - households with seniors
  - households with children

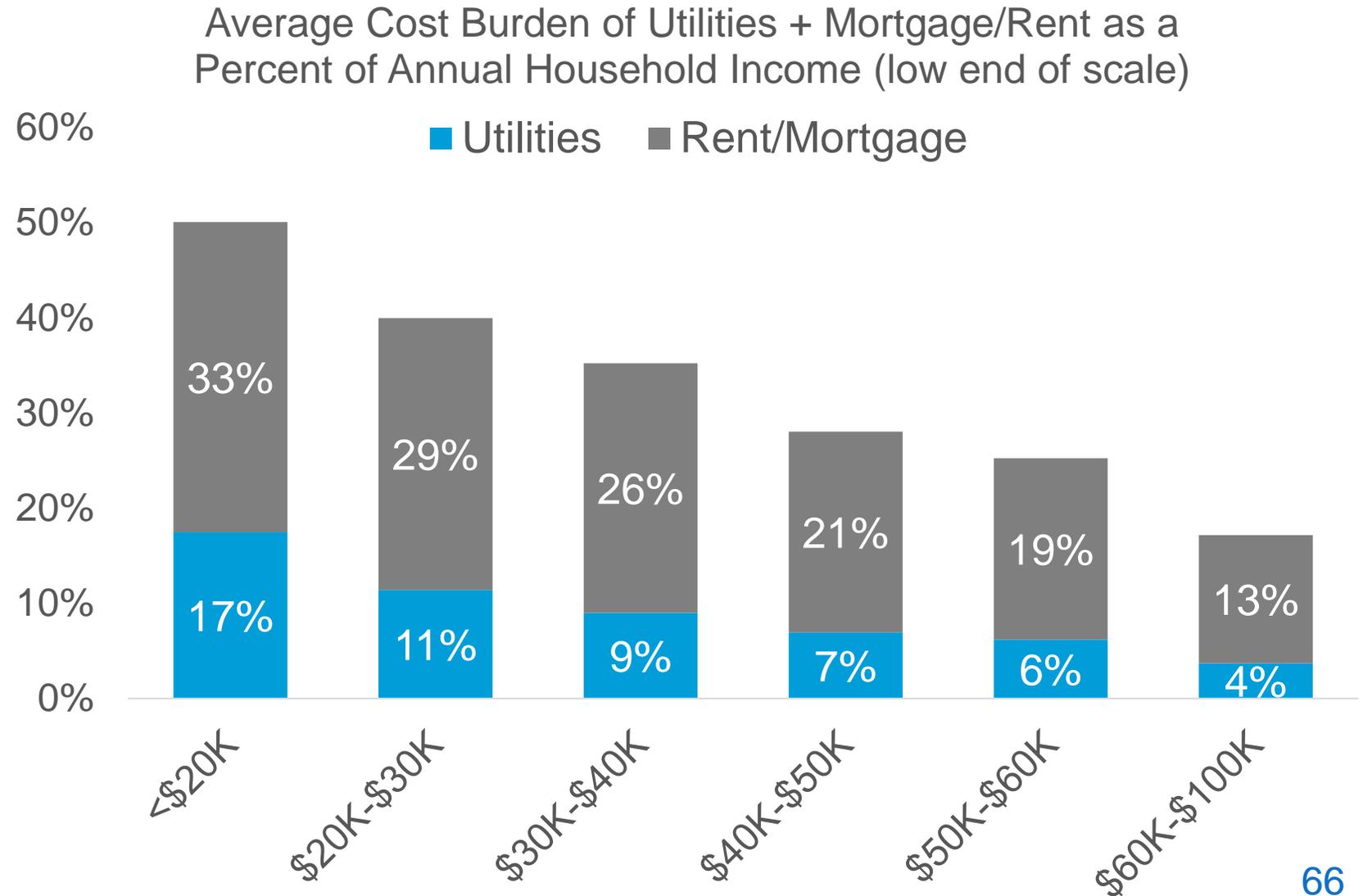
Average Utility Cost as a Percent of Housing Cost (Utilities + Rent/Mortgage), by Household Income



Source: Housing Survey, 2018

# Housing Survey: Utility Cost Burden (Compared to Income)

- Respondents were also asked for a range on their annual household income.
- Comparing these numbers provides a range of utility and rent/mortgage costs compared to income.
- On the low end of this range (conservatively), residents spend on average 8% of their income on utilities and 21% on rent. However, these numbers vary greatly by income.



# Collaborative Approach to Energy Efficiency for Low-Income Households

## Missouri Energy Efficiency Advisory Collaborative (MEEAC): Low Income Work Group

- Made up of 70 government agencies, non-profit service organizations, utility companies, neighborhood organizations, and advocacy groups
- The mission is to maximize the benefits of, and access to, energy efficiency and renewable energy for Missouri's low-income households.
- Kansas City was an initial member of the group and has a seat on the 15-member steering committee. The steering committee is to provide a framework and support that enables the Low-Income Work Group to achieve its mission.

# Plan for Collaboration with Community Partners

- City is working on an MOU to participate in the SPIRE Residential High Efficiency Rebate Program to install 30 furnaces in homes of homeowners that are approved in the City and Targeted Home Repair Programs.
- Program will be able to use the rebates to assist additional homeowners in the repair programs with furnaces and water heater needs.

# 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)

## Relevant Housing Policy Goals:

Goal 1: Maintain and increase housing supply to meet the demands of a diverse population

Goal 5: Ensure environmentally and ecologically sustainable housing while accounting for environmental, social, cultural and economic factors of occupants

# Transportation Cost

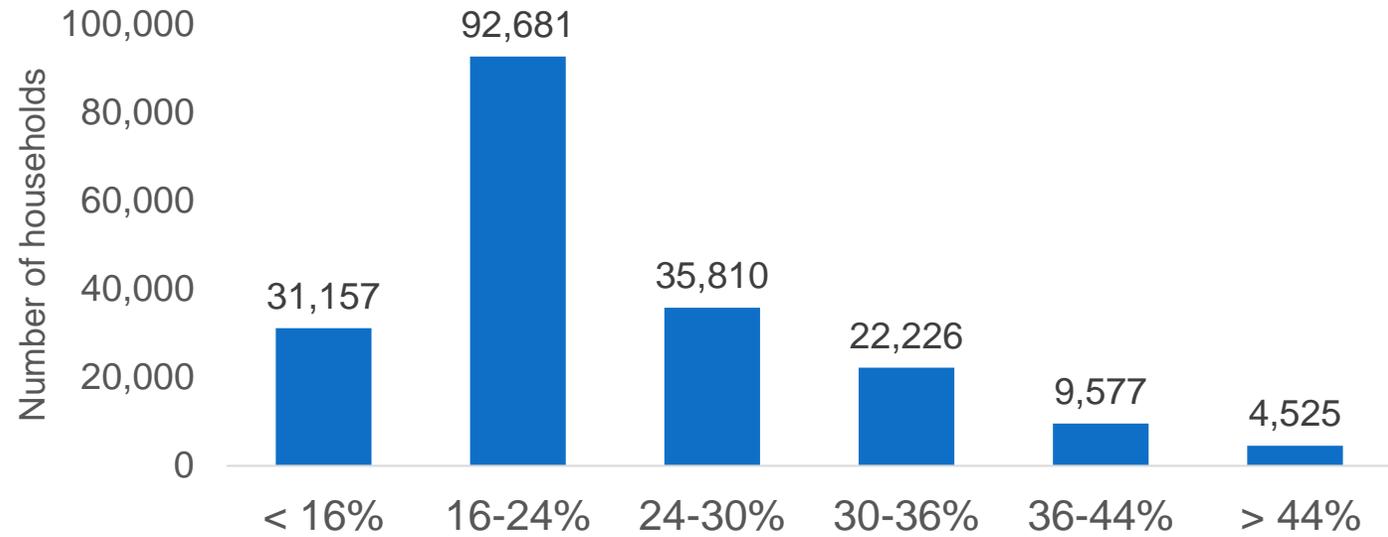
Transportation costs are directly related to housing costs. More dense neighborhoods with better access to transit, jobs, and services have lower transportation costs compared to car-dependent areas.

The Center for Neighborhood Technology's Housing and Transportation (H+T) Affordability Index calculates housing + transportation costs for communities across the country.

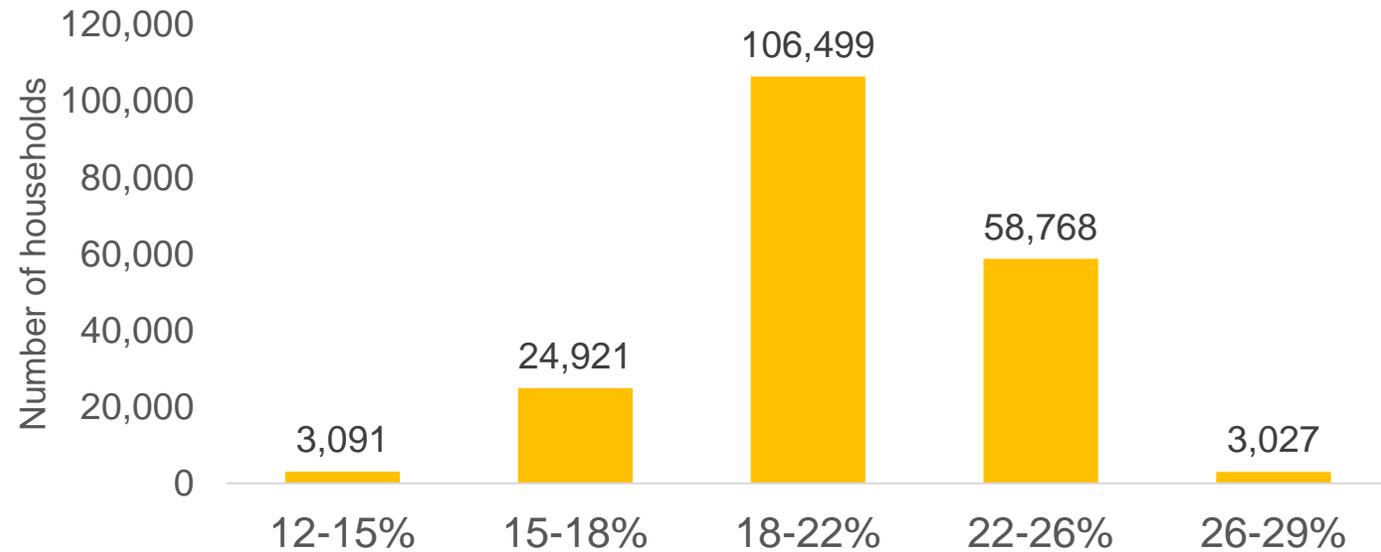
Overall, Kansas Citians spend **23%** of their income on housing, and **21%** on transportation. For transportation, this equates to **\$11,937** in annual transportation costs with **1.67** autos per household with **19,900** vehicle miles traveled on average. Per BLS, average annual expenditure nationally for transportation is \$9,576.

Source: Center for Neighborhood Technology Housing and Transportation Affordability Index

### Household Housing Cost as a % of Income

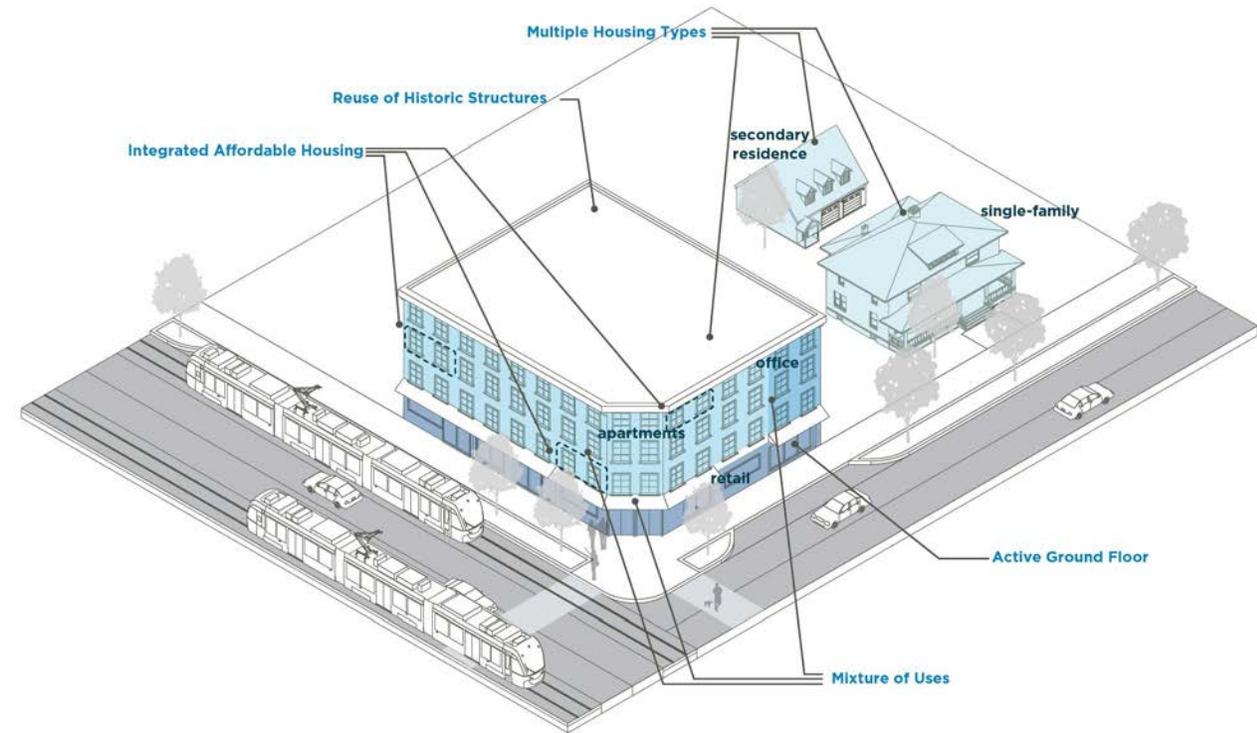


### Household Transportation Cost as a % of Income



# TOD Status

- The adopted TOD policy contains strategies for the provision of affordable units near transit corridors and stations
- Coming out of the Housing Policy, Ordinance 180723 amends the Zoning and Development Code to reduce parking requirements and provide density bonuses (25% increase) for residential projects providing affordable housing (80% AMI) near high frequency transit stations and corridors
- Station construction for the Prospect MAX is underway
- Zoning overlays on Main St., Independence Ave. and Troost Ave. through Midtown contain TOD principles related to site design such as building placement and parking location requirements



## Picture of Diversity

A diverse TOD area should provide a mix of uses, building types, housing options for various income levels, and experiences for pedestrians as they walk from place to place. A diverse environment engenders the uniqueness and spontaneous interactions that drive creative economies.

# Questions?

Stay up to date on progress at [kcmo.gov/kcstat](http://kcmo.gov/kcstat)

Contact [kcstat@kcmo.org](mailto:kcstat@kcmo.org)

Ask on Twitter using #KCStat

## Next KCStat

Neighborhoods and Healthy Communities  
Tuesday, August 6 @ 9:00 AM

