



# Fair Housing Assessment



- I. Executive Summary
- II. Community Participation Process**
- III. Assessment of Past Goals, Actions and Strategies
- IV. Fair Housing Analysis
  - A. Demographic Summary
  - B. Segregation/Integration
- V. Racially/Ethnically Concentrated Areas of Poverty
- VI. Disparities in Access to Opportunity
  - A. Education
  - B. Employment
  - C. Transportation
  - D. Low Poverty Exposure
  - E. Environmental Health
  - F. Patterns in Disparities to Access Opportunity
- VII. Disproportionate Housing Needs
- VIII. Publicly Supported Housing Analysis
- IX. Disability and Access Analysis
- X. Fair Housing Enforcement, Outreach Capacity and Resource Analysis
- XI. Fair Housing Goals and Strategies

*Produced by the Mid-America Regional Council on behalf of the cities of Blue Springs, Independence and Kansas City, Missouri; the city of Leavenworth, Kansas; and the Unified Government of Wyandotte County/Kansas City, Kansas. This assessment is required to meet Community Development Block Grant obligations for Affirmatively Furthering Fair Housing as established by the U.S. Department of Housing and Urban Development.*

## **Section II**

# **Community Participation Process**

---

Various government agencies and nonprofit organizations in the Kansas City region are charged with monitoring, educating, enforcing and supporting fair housing activities in order to counter historical patterns of segregation and ongoing incidents of housing discrimination in the metropolitan area — and to boost access to opportunity and promote economic prosperity.

The five cities included in this plan worked in cooperation with the Mid-America Regional Council (MARC) to meet their community participation goals through a series of public meetings, including at least two rounds of public meetings in each community and information posted on websites. The public meetings have been advertised through websites, newspaper and radio advertisements, social media, distribution of fliers and announcements at other community meetings and events.

MARC also partnered with a group of community organizations that works together as the Regional Equity Network to invite community participation. These faith-based, neighborhood, and community development organizations helped to conduct outreach through canvassing, distribution of flyers and surveys at bus stops and community centers, and direct contact with residents. The Regional Equity Network developed an Equity Lens planning tool in 2014 to help communities achieve equitable growth and development. The tool may be found on the MARC website at [www.marc.org/Regional-Planning/Creating-Sustainable-Places/Plans/Social-Equity](http://www.marc.org/Regional-Planning/Creating-Sustainable-Places/Plans/Social-Equity). The Regional Equity Network includes representatives from the following organizations:

- Metropolitan Organization for Racial and Ethnic Equality (MORE2)
- Westside Housing Organization
- The Urban League
- The Upper Room
- Ivanhoe Neighborhood Council
- The Whole Person
- William Jewell College
- University of Missouri-Kansas City Urban Planning Program
- Kansas City, Missouri, Health Department
- Communities Creating Opportunity (CCO)
- Local Initiatives Support Corporation
- Kansas City, MO Health Department

The Equity Network hired three fellows to support this plan's development, focusing their work on Kansas City, Missouri. The Kansas City, Missouri, Human Relations Department trained the three fellows on May 5, 2016, about the federal Fair Housing Act. The fellows participated in the city's Civil Rights weekly radio show on July 18, 2016, to discuss the AFH Plan.

## Outreach Activities

Each city amended its citizen participation plan to meet the new community participation requirements outlined in the Affirmatively Furthering Fair Housing (AFFH) rule and to provide opportunities through public meetings and input through websites and written surveys.

Participants at the first round of public meetings received copies of a four-page handout shown below, heard presentations about issues related to fair housing, and had an opportunity to discuss their concerns with staff from MARC and participating cities.

## What Are YOUR RIGHTS?

Title VIII of the Civil Rights Act of 1968 (with 1988 Amendments) is called the **Fair Housing Act**. This law makes it **illegal to discriminate** in housing sales or rentals or in housing lending, advertising, insurance, appraisals and zoning on the basis of\*:

| Race and/or Color | Family Status | Sex      |
|-------------------|---------------|----------|
| National Origin   | Disability    | Religion |

\*In Kansas City, Missouri, you are also protected on the basis of sexual orientation, marital status and gender identity.

**Discrimination Complaints Filed in the KC Metro Area by Type (2010–2015)**



| Type                 | Percentage |
|----------------------|------------|
| Race/National Origin | ~55%       |
| Disability           | ~15%       |
| Gender               | ~10%       |
| Family Status        | ~5%        |
| Retaliation          | ~5%        |
| Other                | ~5%        |

**Discrimination Complaints Filed in the KC Metro Area by County (2010–2015)**



| County      | Percentage |
|-------------|------------|
| Jackson     | ~45%       |
| Clay        | ~15%       |
| Wyandotte   | ~10%       |
| Platte      | ~8%        |
| Ray         | ~5%        |
| Leavenworth | ~5%        |
| Johnson     | ~5%        |
| Miami       | ~3%        |

**Did You Know?**

Residents in the Kansas City area, like the nation, are unlikely to report a case of alleged discrimination. Discrimination complaints in the metro area are more likely to be based on issues of race and disability. There is a lack of accessible housing units for persons with disabilities throughout the metro area. A large proportion of the discrimination complaints are based on incidents in Kansas City, Missouri. Diminished resources at the federal, state and local level limit opportunities for residents facing discrimination to receive help in filing a complaint.

**CONTACTS:**

- HUD:**  
913-551-6958  
800-743-5323  
TTY 913-551-6972
- KCMO Human Relations:**  
816-513-1313
- Kansas Human Rights Commission:**  
785-296-0589
- Missouri Commission on Human Rights Complaint Hotline:**  
877-782-4236

**TELL US WHAT YOU THINK**



[marc.org/fairhousing](http://marc.org/fairhousing)

## What's Your Idea of IDEAL HOUSING?

All residents should have access to affordable quality housing, whether they own or rent, regardless of race or color, family status, sex, religion, disability, or national origin. That's the vision for Furthering Fair Housing in the KC Metro, but how do we make it happen?

The Mid-America Regional Council, in partnership with the cities of Kansas City, Independence, Blue Springs, Missouri and the city of Leavenworth, Kansas and Unified Government of Wyandotte County-Kansas City, Kansas are beginning a community-focused study to help residents, particularly disadvantaged residents, meet their housing needs.

**SAFE**

**Near your job**

**Near good schools**

**ADA accessible**

**Diverse**

**In your price range**

**Near bus & bike routes, includes sidewalks & trails**

**Fit your family**

**Near parks, libraries, rec. centers, shopping, services & medical**

**TELL US WHAT YOU THINK**



[marc.org/fairhousing](http://marc.org/fairhousing)

## How Can We MAKE IT HAPPEN?

We live in a metropolitan area with lots of choices for the type of community, neighborhood and housing we consider. Yet for a variety of reasons, **many of us have limited choices**.

To improve housing choices, we need a plan that affirmatively affirms "fair housing", so it is about more than just housing. It is about whether everyone is able to live in a place that provides access to all the opportunities they need to be successful.

**Step 1 Issues & Ideas**  
Hold community conversations during June and July 2020 to identify housing needs, issues, and improvements.

**Step 2 Strategies**  
Hold multi-city conversations during August and September 2020 to discuss strategies that could fix housing issues and address local housing situations.

**Step 3 Draft Plan**  
Develop the draft Fair Housing Plan through September to further fair housing policies for renters and homeowners in Independence, KCK, Kansas City, Missouri, Leavenworth, and KC.

**Step 4 Implementation**  
Submit the Fair Housing Plan to the U.S. Department of Housing and Urban Development. Submit to local communities to determine steps for implementation.

TELL US WHAT YOU THINK [www.kcmetro.gov/fairhousing](#)

## What Can You TELL US?

Your input is essential to the successful development of the Fair Housing Plan. Please share your ideas with us.

Homeowners, renters, advocates, neighborhood groups, public housing authorities, landlords, developers, employers, transportation providers, schools, agencies, and governments are important stakeholders to engage in discussions and efforts to affirmatively affirm fair housing in the KC Metro.

**Did you know?**  
Where you live affects your future. All KC Metro zip codes are not identical. Some offer more opportunities than others.

**Where do you want to live?**  
Some Metro residents prefer the city, suburbs, and/or other areas. Each offers various benefits and drawbacks.

**What's stopping you?**  
Unfortunately, the same housing options are not available across the Metro and accessing them can be a challenge.

**What could be improved?**  
It's important that everyone's housing needs are met. Tell us how your community could improve housing opportunities for you and others.

TELL US WHAT YOU THINK [www.kcmetro.gov/fairhousing](#)

A schedule of public meetings and hearings is shown in the table below.

**Table 1: Public Meetings and Hearings**

| Date   | Jurisdiction                                     | Location                          |
|--|--|-----------------------------------|
| <b>First Round of Public Meetings/Hearings</b>   |  |                                   |
| June 20, 6-8 p.m.                                | Kansas City, Missouri – 5 <sup>th</sup> District | Mary Kelly Center                 |
| June 21, 6-8 p.m.                                | Kansas City, Missouri – 4 <sup>th</sup> District | Trinity United Methodist Church   |
| June 23, 7-9 p.m.                                | Leavenworth                                      | Riverfront Community Center       |
| June 28, 6-8 p.m.                                | Kansas City, Missouri – 1 <sup>st</sup> District | Northland Neighborhoods           |
| July 7, 6-8 p.m.                                 | Kansas City, Missouri – 2 <sup>nd</sup> District | Gloria Dei Lutheran Church        |
| July 12, 6-8 p.m.                                | Kansas City, Missouri – 6 <sup>th</sup> District | Hillcrest Community Center        |
| July 16, 10 a.m.-noon                            | Kansas City, Missouri – 3 <sup>rd</sup> District | Gregg Klice Center                |
| July 18, 6-8 p.m.                                | Kansas City, Kansas                              | Northeast Resource Center         |
| July 19, 6-8 p.m.                                | Independence                                     | Mid-Continent Public Library      |
| July 20, 6-8 p.m.                                | Independence Blue Springs                        | Howard Brown Public Safety Center |
| July 28, 6-8 p.m.                                | Equity Network – Spanish-speaking event          | Posada Del Sol                    |
| <b>Second Round of Public Meetings/Hearings*</b> |  |                                   |
| Aug. 16, 6 p.m.                                  | Kansas City, Kansas                              | KCK Public Library South Branch   |
| Aug. 17, 6-7 p.m.                                | Kansas City, Kansas                              | Quindaro Community Center         |
| Aug. 18, 7 p.m.                                  | Leavenworth (public hearing)                     | Riverfront Community Center       |
| Aug. 22, 5:30-7 p.m.                             | Kansas City, Missouri (public hearing)           | Southeast Community Center        |
| Aug. 23, 6 p.m.                                  | Independence (public hearing)                    | City Hall                         |
| Aug. 24, 4-6 p.m.                                | Blue Springs (public hearing)                    | Howard Brown Public Safety Center |

|                        |  |   |
|------------------------|--|---|
| Aug. 25, 7 p.m.        | Kansas City, Kansas (public hearing)     | City Hall   |
| Aug. 29, 12:30–1 p.m.  | Missouri Commission on Human Rights      | The Whole Person                                    |
| Aug. 31, 6–8 p.m.      | Kansas City, Missouri, Districts 4 and 6 | Country Club Congregational United Church of Christ |
| Sept. 1, 6–8 p.m.      | Kansas City, Missouri, Districts 1 and 2 | Northland Neighborhoods                             |
| Sept. 10, 10 a.m.–noon | Kansas City, Missouri, Districts 3 and 5 | Linwood United Church                               |
| Sept. 22 5 pm          | Equity Partners – Spanish-speaking event | Posada Del Sol                                      |

Information and surveys were posted on the Mid-America Regional Council website at [www.marc.org/fairhousing](http://www.marc.org/fairhousing) and on the city of Kansas City, Missouri's [www.kcmomentum.org](http://www.kcmomentum.org) website. Both websites included a survey to obtain public input. Fliers about the study and how input could be provided were distributed to community organizations and at city events. MARC received approximately 160 responses to the survey. Through [www.kcmomentum.org](http://www.kcmomentum.org), MARC received eight responses. These survey responses were tabulated and shared with city and Equity Network representatives as input to the plan.

## Advertising

The media outlets outlined below were identified as those most likely to assist the cities in reaching diverse audiences and populations typically underrepresented in the planning process. Display advertisements were placed in English and Spanish in the print papers and English and Spanish radio advertisements were used with the two radio stations. Official public notices were published for each of the public hearings. [News releases](#) were also issued to provide information about the plan and publicize schedules for public meetings.

### Print Media

MARC placed display advertisements in area newspapers as shown in the table below. Participating cities also placed public notices in their local newspapers as required for public meetings and hearings according to their public participation plans.

**Table 2: Print Media Outlets**

| Publication          | Target Audience/Area Served  | Circulation | Dates Published or Scheduled |
|----------------------|--|-------------|------------------------------|
| The Kansas City Star | Entire metro (general circulation daily)   | 500,000     | June 19, August 21           |
| Dos Mundos           | Weekly bilingual publication serving the Hispanic community                                      | 70,000      | June 16, July 14, August 18  |
| KC Hispanic News     | Weekly bilingual publication serving the Kansas City metro                                       | 10,000      | June 23, July 14, August 18  |
| Kansas City Call     | Weekly publication serving the black community   | 160,000     | June 17, July 15, August 19  |
| Kansas City Globe    | Weekly publication serving minority populations  | 94,500      | June 16, July 14             |
| Leavenworth Times    | Published Tuesday-Saturday, serving Leavenworth, Kansas  | 3,300       | June 18, August 13           |
| Northeast News       | Weekly publication serving the Northeast area (a diverse population with many recent immigrants) | 25,000      | June 15                      |

|                       |   |       |                    |
|-----------------------|---|-------|--------------------|
| Wyandotte Echo        | A weekly publication serving Kansas City, Kansas and Wyandotte County       | 2,200 | July 14            |
| Independence Examiner | Published Tuesday-Saturday, serving Independence and Blue Springs, Missouri | 9,000 | July 12, August 20 |

Sample ads (shown smaller than published size):

**Do you face challenges finding quality, affordable housing?**

**Tell us your story!**

Join us for a public meeting to share your ideas about barriers to fair housing and ways your community could help.

**Public Meetings**

**Saturday, July 16**  
10 a.m.-noon  
Gregg/Klice Community Center  
1600 John Buck O'Neil Way  
Kansas City, MO

**Tuesday, July 19**  
6-8 p.m.  
Independence Branch of the Mid-Continent Public Library  
317 W. 24 Highway  
Independence, MO

**Have questions? Visit [marc.org/fairhousing](http://marc.org/fairhousing).**  
Residents planning to attend a public meeting who might need special accommodations should contact Marlene Nagel at 816-701-8218 at least 48 hours prior to the meeting.

**FAIR HOUSING: IT'S THE LAW!**

**Do you face challenges finding housing that meets your needs?**

**If so, tell us your story!**

Join the cities of Blue Springs and Independence, Missouri, for a public meeting to share your ideas about barriers to fair housing and ways the cities could help.

**Upcoming Public Meetings**

**Tuesday, July 19**  
6-8 p.m.  
Independence Branch of the Mid-Continent Public Library  
317 W. 24 Highway  
Independence, Missouri

**Wednesday, July 20**  
6-8 p.m.  
Howard L. Brown Public Safety Building  
Journagan Family Community Room  
1100 SW Smith St.  
Blue Springs, Missouri

**Have questions? Visit [marc.org/fairhousing](http://marc.org/fairhousing).**  
Residents planning to attend a public meeting who might need special accommodations should contact Marlene Nagel at 816-701-8218 at least 48 hours prior to the meeting.

**FAIR HOUSING: IT'S THE LAW!**

**Do you face challenges finding housing that meets your needs?**

**Tell us your story!**

**Public Meetings**

**Saturday, July 16, 10 a.m.-12 p.m.** Gregg/Klice Community Center  
1600 John Buck O'Neil Way  
Kansas City, Missouri

**Tuesday, July 19, 6-8 p.m.** Independence Branch of the Mid-Continent Public Library  
317 W. 24 Highway  
Independence, Missouri

Questions? Go to [marc.org/fairhousing](http://marc.org/fairhousing). If you need special accommodations to attend a meeting, call 816-701-8218.

**FAIR HOUSING: IT'S THE LAW!**

**¿Tiene usted desafíos encontrando la vivienda que satisface las necesidades de su familia?**

**iCuéntenos su historia!**

**Reuniones Públicas**

**Sábado, 16 de Julio, 10:00-12:00** Gregg/Klice Community Center  
1600 John Buck O'Neil Way  
Kansas City, Missouri

**Martes, 19 de Julio, 18:00-20:00** Biblioteca Pública de Mid-Conteniente - Independence  
317 W. 24 Highway  
Independence, Missouri

Si tiene preguntas? Visite [marc.org/fairhousing](http://marc.org/fairhousing). Si necesita ayuda para asistir a una reunión, llame al 816-701-8218.

**Lunes, 18 de Julio, 18:00-20:00** Neighborhood Resource Center  
4953 State Ave.  
Kansas City, Kansas

**Miércoles, 20 de Julio, 18:00-20:00** Edificio de la Seguridad Pública de Howard L. Brown  
1100 SW Smith St.  
Blue Springs, Missouri

**Vivienda Justa: ¡ES LA LEY!**

**Do you face challenges finding quality, affordable housing?**

**If so, we want to hear from you!**

**KCMO Public Meetings**

**June 20, 6-8 p.m.** Mary Kelly Center  
2803 E. 51st St.

**June 21, 6-8 p.m.** Trinity United Methodist Church  
620 E. Armour Blvd.

**June 28, 6-8 p.m.** Northland Neighbors Inc.  
4420 N.E. 54th St.  
Chouteau Trafficway

**July 7, 6-8 p.m.** Gloria Dei Lutheran Church  
5409 N.W. 72nd St.

**July 12, 6-8 p.m.** Hillcrest Community Center  
10401 Hillcrest Rd.

**July 16, 10 a.m.-12 p.m.** Gregg/Klice Community Center  
1600 John Buck O'Neil Way

Have questions or need special accommodations? Visit [marc.org/fairhousing](http://marc.org/fairhousing) or contact:

Brian McKee, bmckeemore2@gmail.com  
Bethany Meier, bethanymore2@gmail.com  
Jaylon Verser, verserpjlon@gmail.com

**Fair housing is the law!**

## Radio Advertising

Radio ads were placed on KPRS, an FM station serving the black community, and on KDTD and KYYs, two AM stations serving the Spanish-speaking community. The thirty-second spots ran a total of 140 times between June 16 and July 10.

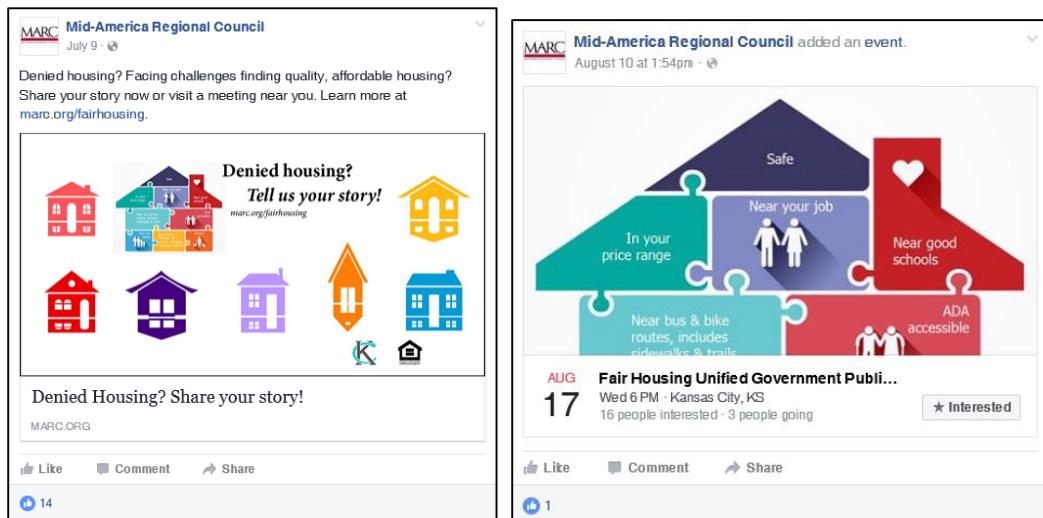
**English Radio Script:** Do you face challenges finding quality, affordable housing? Have you been denied housing based on your race, gender, sexual orientation, disability, religion or family status? If so, we want to hear from you! Join the City of Kansas City, Missouri at one of six upcoming public meetings to share your ideas about barriers to fair housing and ways the city could help. Visit m-a-r-c-dot-org-slash-fairhousing for a meeting schedule. Learn more about fair housing and how you can help the city take action.

**Spanish Radio Script:** A tenido desafíos encontrando una vivienda económica y de buena calidad? Le han negado la vivienda, basado en su raza, sexo, religión, orientación sexual, discapacidad o estatus familiar? Si es así, queremos escuchar sus experiencias. Únase a la ciudad de Kansas city Misuri, en una de las 6 próximas reuniones públicas para compartir sus ideas acerca de las barreras que existen e impiden encontrar una vivienda digna y formas en que la ciudad podría ayudar. Visita m-a-r-c-punto-org-barra-fairhousing (fer jausin) para ver el calendario de reuniones, y obtener más información acerca de que es un vivienda digna y cómo usted puede ayudar a la ciudad a tomar acción.

## Digital Advertising

MARC placed digital ads targeted to internet users in zip codes where public meetings were scheduled, reaching 62,500 impressions between June 17 and July 15. Facebook and Twitter posts were also promoted to reach similar audiences.

Samples of Facebook posts:



## Samples of Twitter posts:

M MARCKCMetro @MARCKCMetro · Aug 11  
Facing housing challenges? We want to hear from you! Join us Aug. 16 in KCK.  
[ow.ly/zK0Q3039kbk](http://ow.ly/zK0Q3039kbk)



M MARCKCMetro @MARCKCMetro · Jun 16  
Denied housing in the KC region? Tell us your story! Find a meeting near you at [marc.org/fairhousing](http://marc.org/fairhousing).



## Community Organization Outreach

The following organizations were invited and attended meetings and/or consulted during the community participation process.

- **Housing Counseling Agencies** — Housing Information Center of Greater Kansas City, CHES, Legal Aid of Western Missouri, Community Services League
- **Emergency Solution Grant-funded Agencies** — Community LINC, reStart, Kim Wilson Housing, Community Services League, Wyandot Center for Community and Behavioral Health, Metropolitan Lutheran Ministries, Truman Medical Center
- **Community Development Corporations and Economic Development Groups** — Ivanhoe Neighborhood Council, Blue Hills Community Services Corporation, Westside Housing Organization, Habitat for Humanity, CHWC, Northwest Independence CDC, Builders Development Corporation, LISC, NeighborWorks, Twelfth Street Heritage Corporation, Hardesty Renaissance EDC, Heartland Black Chamber, Downtown Shareholders of Kansas City, Kansas, Argentine Betterment Corporation, Northeast (KCKS) Economic Development Corporation, Kansas City, Kansas Black Chamber
- **Regional Equity Network** — MORE2 (faith-based), Urban League of Greater Kansas City, Mattie Rhodes Center, Westside Housing Organization, Front Porch Alliance, The Whole Person, LISC, William Jewell College, UMKC School of Planning, Ivanhoe Neighborhood Council, Kansas City, MO Health Department
- **Agencies serving disabled populations** — The Whole Person, Coalition for Independence, Mid-America Alliance for Access
- **Public Housing Authorities** — Kansas City, MO PHA; Kansas City, Kansas PHA; Independence PHA; and Leavenworth, Kansas PHA, Smithville PHA, Excelsior Springs PHA, Lee's Summit PHA, Olathe, Kansas PHA
- **School Officials** — Kansas City, MO School District, Hickman Mills School District, Blue Springs School District, Cooperating School Districts of the Kansas City Area

- **Other**— Missouri Commission on Human Rights, Missouri Housing Development Commission, UMKC, Independence Hungry and Homeless Coalition, FDIC, Kansas City Land Bank, Missouri Department of Mental Health, Veterans Administration, Leavenworth United Way, Kansas City Star

## **Public Feedback Received**

Overall, the public meetings and surveys elicited strong response from area residents, with low participation at the first public meeting in Blue Springs despite efforts to encourage resident participation through a press release, paid media advertising and flyer distribution to agencies and postings at public locations. The following is a summary of all comments received in June and July 2016.

### **Comments through online surveys and surveys returned at meetings**

The comments below were received from 164 residents of the following zip codes.

| ZIP CODES  | 64114 – 2  | 64152 – 1  |
|------------|------------|------------|
| 64029 – 1  | 64116 – 1  | 64153 – 1  |
| 64034 – 1  | 64117 – 1  | 64154 – 1  |
| 64050 – 1  | 64118 – 3  | 64155 – 3  |
| 64052 – 2  | 64119 – 3  | 64156 – 3  |
| 64055 – 2  | 64123 – 2  | 64158 – 2  |
| 64068 – 2  | 64124 – 5  | 65155 – 1  |
| 64077 – 2  | 64127 – 9  | 66048 – 30 |
| 64083 – 2  | 64128 – 8  | 66101 – 3  |
| 64089 – 1  | 64129 – 1  | 66102 – 3  |
| 64100 – 1  | 64130 – 15 | 66103 – 1  |
| 64105 – 1  | 64131 – 1  | 66104 – 1  |
| 64106 – 4  | 64132 – 2  | 66106 – 1  |
| 64108 – 5  | 64133 – 3  | 66111 – 1  |
| 64109 – 10 | 64134 – 1  | 66112 – 2  |
| 64110 – 4  | 64137 – 3  | 66202 – 1  |
| 64111 – 1  | 64138 – 1  | 66204 – 1  |
| 64112 – 1  | 64139 – 1  | 66215 – 1  |
| 64113 – 3  | 64151 – 1  |            |

The most important housing and neighborhood features:

- Safety
- Housing in your price range
- Housing near your job
- Housing near good schools

Barriers/Obstacles to achieving your housing goals:

- Cost of housing
- Other factors
- Location of jobs

What would improve your housing situation?

- Lower cost of housing to make living expenses more affordable
- Safe neighborhoods
- Access to public transportation
- Near jobs

What could your city do to improve your housing situation?

- Support the availability of more affordable housing units
- Increase neighborhood safety
- Require landlords to make accessibility improvements
- Improve public transit

Do you know what rights are protected under the Fair Housing Act?

- Yes 43%
- No 57%

Have you ever felt that you were not treated fairly due to:

- Age 41%
- Race/Color 50%
- Sex 22%

#### **Comments from June 20 Public Meeting (KCMO District 5 — four table discussions)**

Most important housing and neighborhood features:

- Community assets, including good schools, grocery, public facilities
- Safety
- In your price range – quality affordable housing that meets family needs
- Near to jobs and availability of public transportation

Top three obstacles:

- Price range of housing/affordability
- Vacant homes, no sidewalks
- Racial tension, slow police response times
- Public transportation service limited

What could your city do?

- Support more affordable workforce housing
- Repurpose vacant housing
- Install sidewalks
- Address absentee and problem landlords

- Encourage more goods and services to be available

**Comments from June 21 Public Meeting (KCMO District 4 — three table discussions)**

Most important housing and neighborhood features:

- Safety
- Affordability, in your price range
- More amenities, goods and services
- Diversity

Top three obstacles:

- Affordability issues, including maintenance of homes, credit problems
- Lack of good public transportation
- Availability of services and goods
- Problems ex-felons face in finding housing

What could your city do?

- Financial incentives, mixed income housing
- Address landlord-tenant issues
- Help with improving credit scores

**Comments from June 23 Public Meeting (Leavenworth — four table discussions)**

Most important housing and neighborhood features:

- Affordability, in your price range – limited supply of rental housing
- Safety
- Transportation access, particularly to jobs and services
- Accessibility, both sidewalks and housing
- Access to community facilities and shops

Top 3 obstacles:

- Cost of housing, lack of income, households without jobs
- Property condition, lack of ability to address problem landlords
- Difficulty in qualifying for loans to become homeowners

What could your city do?

- Improve property maintenance code inspections
- Improve rental licensing requirements to address problem landlords
- Encourage new multi-unit housing development
- Improve public transportation

**Comments from June 28 Public Meeting (KCMO District 1 — three table discussions)**

Most important housing and neighborhood features:

- Safety
- Affordable housing, in your price range

- Transportation, access to jobs
- Availability of community assets

Top three obstacles:

- Limited affordable housing options
- Income requirements not flexible to help those who try to increase their earnings
- Lack of public transportation, access to jobs
- Absentee landlords and lack of maintenance of rental units

What could your city do?

- Increase job opportunities in neighborhood and improve public transportation
- Improve relationships between residents and police
- Improve mental health services
- Help strengthen community organizations, build community
- Improve code enforcement

#### **Comments from July 7 Public Meeting (KCMO District 2)**

Most important housing and neighborhood features:

- Safety
- Near community facilities and services
- Near good schools
- Affordability of housing

Top three obstacles:

- Increases in rent
- Not enough information on ADA accessibility
- Lack of public city support
- No networking/community services

What could your city do?

- More community awareness and information about resources 211/311
- Tax incentive for hiring within the neighborhood
- City funding for entrepreneurs
- Assisting tenants in addressing their rights
- Rent control
- Educational programs

#### **Comments from July 12 Public Meeting (KCMO District 6 — two table discussions)**

Most important housing and neighborhood features:

- Diversity
- Affordable housing in your price range
- Public transportation
- Safety

- Near good schools

Top three obstacles:

- Limited public transportation
- Limited community facilities and services, grocery store
- Crime
- Absentee landlords and lack of property maintenance
- Rental housing background checks
- Accessible housing

What could your city do?

- Encourage more businesses with goods and services
- Help ex-felons to secure housing
- Provide assistance in securing jobs, child care

#### **Comments from July 16 Public Meeting (KCMO District 3 — six table discussions)**

Most important housing and neighborhood features:

- Safety
- Public transportation
- Community facilities and services

Top three obstacles:

- Lack of affordable housing both rental and for purchase
- Lack of community facilities and services
- Landlords refuse to rent to ex-felons, problem of past credit history
- Gentrification causing rent increases
- Limited public transportation
- Discrimination of women in securing rental housing
- Crime and cost of insurance

What could your city do?

- Increase code inspection on rental property, particularly absentee landlords
- Address lack of credit
- Improve public transportation, particularly for shift work
- Encourage mixed income housing
- Address minimum wage and support higher paying jobs in inner city
- Seek increase in fair market rents
- Address eviction problem by making it more difficult for landlords to evict tenants

#### **Comments from July 18 Public Meeting (KCK — three table discussions)**

Most important housing and neighborhood features:

- Affordable housing in your price range
- Safety

- Public transportation, particularly to jobs
- Sidewalks/trails and other community facilities
- Diversity

Top three obstacles:

- Lack of affordable housing
- Lack of public transportation
- Problem with ex-felons, poor credit history/eviction in renting housing
- Housing repairs needed for older homeowners
- Community opposition

What could your city do?

- Create incentives to encourage developers to build affordable housing
- Improve public transportation service
- Address crime/safety
- Address vacant housing and change laws to better protect tenants
- Consider “tiny” houses

#### **Comments from July 19 Public Meeting (Independence — three table discussions)**

Most important housing and neighborhood features:

- Safety
- Affordability, in your price range
- Diversity
- Near community facilities and services
- Near good schools

Top three obstacles:

- Lack of income
- Crime
- Lack of public transportation, particularly to jobs
- Lack of sidewalks
- Discrimination/Community Opposition
- Hard to find suitable housing for voucher holders

What could your city do?

- Improve public transportation services
- Pursue Section 8 self-sufficiency program
- Provide counseling/training to assist residents to secure jobs, tenant responsibilities
- Address predatory lending
- Develop city plans for neighborhoods, promote historic preservation
- Encourage starter homes for young families

The second round of meetings were conducted in late August and early September. These

meeting and public hearings gathered information on goals and strategies drafted from the information received during the first round of engagements. Much of the time was spent building consensus on the goals and strategies as well as adding additional goals citizens believed addressed the needs of protected classes in the communities. The following goals and strategies were identified as priorities at the various meetings.

**Comments from July 28 Spanish Public Meeting hosted by Westside Housing at Posada del Sol  
Public Comments (translated from Spanish to English)**

Most important features to include in your ideal housing situation?

- Safety, accessibility features for the disabled, locate near parks, shopping malls, buses and sidewalks.
- Seniors value safety because of illness, age and disability.
- Seniors/people need access to easier mobility and adapt to their needs.
- ADA accessibility allows seniors to age in place and stay in their homes.
- Seniors don't make a lot of income. People don't want to be in debt.
- Need a library nearby to access books and culture.
- Since there is a lack of transportation, have resources close by is important.

What are the three obstacles stopping you from living where you want? Why?

- Money, low wages. Family and work large distance from each other
- Price range, limited medical assistance availability, doesn't fit my family, isn't close to my family, not accessible.
- Money, lack of income, housing in your price range.
- Having a job within the limits of the city.
- Age. It's harder for seniors to move. Illness is an issue.
- Lack of medical/nursing assistance.
- ADA accessibility; transportation, lack of routes, frequency and stops.

How could your community fix the housing obstacles you, your family and friends face?

- Build more Section 8 housing; improve the educational system and not limit school selection to where you live; make universities public; offer free public transportation, more grocery stores and laundry mats.
- Modernize the county government; have government be accessible in more convenient locations; provide more information about the community to residents about resources and services.
- Have more supervision by authority over housing conditions to ensure they function well.
- Increase availability of medical nurses; offer store delivery for the elderly; have more police officers around; create a shopping market and grocery store close by; build parks and sidewalks for ADA accessibility.
- Locate an affordable grocery store in this community.
- Provide transportation to the stores nearby.
- Offer more ADA accessible housing.

- Offer more options for the elderly, more resources to help look for other housing options.
- Create job opportunities within the city limits.

## Second Round of Public Meetings

A second set of public meetings were held in August and September to review the findings from the first round of meetings and draft goals and strategies. The public provided feedback on those goals and strategies that could be most important to addressing the challenges they identified earlier.

**Goals & Strategies**

Use your pen/pencil

Indicate on your handout which goals are most important to you, so we can talk about them in more detail during tonight's small group discussions



Select the Most Important Goals  
**FOR YOUR COMMUNITY**

9 Goals Coming Together to Achieve Fair Housing in Your Community

| Goals   | Priority? |
|---|-----------|
| REDUCE DISCRIMINATION from landlords, realtors, lenders or others and HELP RESIDENTS negotiate better terms and what's available for responding to it                 |           |
| Raise public UNDERSTANDING & AWARENESS of the need for AFFORDABLE HOUSING throughout the KC Metro, advocate for it, and measure progress                              |           |
| INCREASE ACCESS TO AFFORDABLE HOUSING in opportunity areas  |           |
| Improve HOUSING CONDITIONS and OPTIONS for HOMEOWNERS, especially ELDERLY homeowners, in older neighborhoods and communities  |           |
| Increase access to ECONOMIC OPPORTUNITY for disadvantaged persons and families through EDUCATION and WORKFORCE DEVELOPMENT  |           |
| Improve HOUSING CONDITIONS and OPTIONS for RENTAL households in older neighborhoods and communities   |           |
| Increase access to COMMUNITY RESOURCES, including HEALTHY FOOD, for residents of older neighborhoods and communities  |           |
| Improve PUBLIC TRANSPORTATION services and provide STREETS FOR ALL TRAVELERS so residents and disadvantaged areas are better connected to jobs and community services |           |
| Increase the amount of AFFORDABLE & ACCESSIBLE housing, particularly around PUBLIC TRANSIT centers and stops  |           |

## Goals and strategies August 22 Public Meeting (KCMO Districts 3&5)

Increase Access to Affordable housing in opportunity areas

Explore a regional housing voucher program

Evaluate new options for rental housing

Require projects that receive financial incentives to help increase the amount of quality affordable housing

Examine the possibility of using a regional housing locator service

Reduce Discrimination

Develop education on the fair housing act and local fair housing laws

Improve housing conditions and options for homeowners

Support the minor home repair needs

Review property maintenance codes and identify resource

Organize a model block program in select neighborhood

Increase access to economic opportunity for disadvantaged persons and families

Encourage and promote career prep opportunities

Promote programs that help residents increase their skills

Consider giving a second chance to ex-offenders

Review economic development policies

Expand public transportation services  
Update the KC Metro's long-range plan

### **Goals and strategies August 31 Public Meeting (KCMO Districts 6&4)**

Increase Access to Affordable housing in opportunity areas  
Require projects that receive financial incentives to help increase the amount of quality affordable housing  
Improve housing conditions and options for homeowners  
Support the minor home repair needs

### **Goals and strategies September 1 Public Meeting (KCMO Districts 1&2)**

Raise public understanding and awareness of the need for affordable housing  
Identify targets for measuring progress on affirmatively furthering fair housing and access to opportunities  
Increase Access to Affordable housing in opportunity areas  
Require projects that receive financial incentives to help increase the amount of quality affordable housing  
Evaluate new options for rental housing  
Improve housing conditions and options for homeowners  
Support the minor home repair needs  
Reduce Discrimination  
Promote kcmetrohousing.org

### **Goals and strategies August 18 Public Meeting (Leavenworth, Kansas)**

Reduce Discrimination  
Promote kcmetrohousing.org  
Enhance fair housing services  
Increase Access to Affordable housing in opportunity areas  
Explore a regional housing voucher program  
Revise zoning regulation and examine building codes  
Examine the possibility of using a regional housing locator service  
Improve housing conditions and options for rental households  
Create a rental fund  
Encourage the University of Missouri-Kansas City's Center for Neighborhoods to help community development corporations develop affordable housing in more areas  
Consider adopting codes and building a rental housing licensing program  
Increase access to economic opportunity for disadvantaged persons  
Keep and expand jobs in the KC Metro's growing industries  
Increase the amount of affordable and accessible housing  
Review building codes to determine how the needs of disabled person are addressed  
ADA accessibility and design standards that benefit older people

## **Goals and strategies August 24 Public Meeting (Blue Springs, Missouri)**

The public discussion resulted in the identification of eight strategies as most important. They included:

1. Examine waiting lists and create a homeless prevention effort that addresses household housing issues quickly.
2. Support the minor home repair needs of low income and elderly residents by increasing funding so more homes can be fixed.
3. Create “villages” in neighborhoods with high numbers of older adults so services can be provided to them and they can continue to live independently.
4. Make residents aware of adult literacy programs that can help them pursue a high school diploma.
5. Promote programs that help residents increase their skills and career potential ad offer tuition benefits for employees.
6. Support high quality early education, such as preschool education for all families to meet the needs of all young children and their families.
7. Expand the number of low income working families that can access quality early education for their children through age 8.
8. Support expanding special K-12 programs to help students attending schools in concentrated areas of poverty and persons of color.

Each city publicized a public hearing to solicit comments on the draft AFH plan. The cities of Independence and Kansas City, Kansas, held public hearings in front of their city council/city commission. No citizen input was formally collected at the meetings.