



# 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 VIII

# Publicly Supported Housing Analysis

### KEY FINDINGS AND CONCLUSIONS

- About two-thirds of the tracts in the MSA have below average poverty. About 5 percent have very high levels of poverty, greater than 40 percent.
- The presence of minorities, rental units and rental units priced below the Fair Market Rent (FMR) are all disproportionately lower in the low-poverty category of tracts. The lower proportions of rental units and, especially, below FMR rental units may help explain some of the lower incidence of assisted households.
- The Housing Choice Voucher (HCV) and Low-Income Housing Tax Credit (LIHTC) programs are the two rental housing assistance programs that are active and expanding. Both of these programs make greater entry into the low-poverty tracts than do the older vintage programs of public housing, Section 8 project-based housing, Section 236 housing and other HUD multi-family housing.
- The HCV and LIHTC do not make entry into the low-poverty tracts in proportions that would be expected given the presence of the poor, minorities or affordable rental units.
- All programs have larger shares of assisted housing in high-poverty tracts than would be expected from the comparison groups of tracts, the poor, minority population or affordable units.
- All housing assistance populations except white and Hispanic HCV households have lower shares in low-poverty tracts than would be expected. White HCV household and Hispanic HCV households are able to make entry into low-poverty tracts when they are assisted by a voucher providing clear evidence that race is a factor is ability of voucher households to locate in low-poverty neighborhoods.
- The absence of rental units in the low-poverty tracts is not the reason for the low presence of assisted households. There are 144,000 rental units in these tracts of which 48,000 are rented at prices affordable to the HCV program. Whites with vouchers are able to compete for these units, entering these tracts at rates that exceed the shares of below FMR rental units indicating that, absent racial problems, voucher households can find units in areas dominated by non-poor households.
- Interestingly, black and Hispanic HCV households make less entry to low-poverty tracts than would be expected given the shares of minority households in these tracts.
- White, Hispanic and other minority HCV households (but not black HCV households) make greater entry to low-poverty tracts than would be expected given the shares of below FMR rental units.

This section of the Fair Housing Assessment examines how publicly supported housing contributes to or helps to counteract the racial and ethnic segregation of assisted households. Data on publicly supported housing is grouped into four program categories:

- Public housing
- Project-based Section 8
- Section 8 tenant-based Housing Choice Vouchers (HCV)
- Other HUD multifamily housing, including Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities

## **Publicly Supported Housing Demographics**

Tables 1 through 4 compare populations by racial/ethnic group in each of the four assisted housing programs to the population as a whole or to the income eligible population of households with income below 30 percent of the Area Median Family Income level in the same racial/ethnic group. The tables examine the core cities of Kansas City, Missouri, and Kansas City, Kansas; the suburban entitlement communities in Missouri, including Independence, Lee's Summit and Blue Springs; the suburban entitlement communities in Kansas, including Leavenworth, Overland Park and Shawnee. The tables also examine two overlapping consortia of communities within Johnson County, Kansas. The first, smaller, consortia qualified for CDBG funding. The CDBG consortia communities are also part of the second, larger, consortia qualified for HOME funding.

The tables indicate that:

- Blacks are more likely to participate in most assisted housing programs than either whites or Hispanics in most jurisdictions with the Kansas City metropolitan area.
- Blacks are especially likely to participate in the Housing Choice Voucher program in both the core cities as well as the suburban communities.
- Whites and Hispanics tend to participate in assisted housing programs less than their share in the population as a whole or in the income-eligible population.

The tables also compare the demographics, in terms of protected class, of residents of each category of publicly supported housing to the population in general and to persons who meet the income eligibility requirements for publicly supported housing. The data indicates that:

- The population of the metropolitan area is 74 percent non-Hispanic white. The core cities have a higher incidence of minorities. The population of Kansas City, Missouri, is 55 percent white. Kansas City, Kansas, is a majority-minority city, with whites comprising 40 percent of the population. In both cities, whites comprise around one-third of the income-eligible population.
- The suburban entitlement communities are all predominantly white, with at least two-thirds of the total population and the income-eligible population being comprised of non-Hispanic whites.
- Given historic patterns of employment segregation, whites makeup a smaller share of the income-eligible population than the total population in all jurisdictions. However, blacks make up a disproportionately large share of the income-eligible population in all but one of the jurisdictions. In Blue Springs, the very small black population, at 6 percent of the

total, forms just 3 percent of the income-eligible population. In all other jurisdictions, the share of blacks among the poor is larger than the share of blacks in the community.

- The share of Hispanics remains relatively small at just 8 percent of the metropolitan population. The highest incidence of Hispanics is found in Kansas City, Kansas, where the share rises to 28 percent. Interestingly, Hispanics comprise a smaller share of the poor in Kansas City, Kansas, at 19 percent.
- Given the high incidence of poverty among the black population, blacks tend to be a large share of the households participating in public housing, Section 8 project-based housing, other HUD multifamily housing, and the Housing Choice Vouchers programs. This is true in the core cities and the older, inner-ring suburban community of Independence. In these cases, the share of blacks in the program is 10 or more percentage points greater than their share in the population as a whole and in the income-eligible population.

**Table 1: Percent of residents of assisted housing in racial/ethnic group**  
Core Cities: Kansas City, Missouri, and Kansas City, Kansas

	MSA	Kansas City, Missouri			Kansas City, Kansas		
		Variance 10+ points		Total pop.	0-30% AMI pop.	Variance 10+ points	
		Total	0-30%			Total	0-30%
<i>Compare percent white in assisted housing to percent white in population total and percent white population with income less than 30% of AMI</i>							
<b>Percent non-Hispanic white</b>							
Of population total	74%	55%				40%	
Of population with income 0-30% AMI		37%				30%	
<b>Public Housing</b>		8%	—	—	22%	—	
<b>Section 8 Project-Based</b>		26%	—	—	19%	—	—
<b>Other HUD Multifamily</b>		50%		+	36%		
<b>Housing Choice Vouchers</b>		9%	—	—	18%	—	—
<i>Compare percent black in assisted housing to percent black in population total and percent black population with income less than 30% of AMI</i>							
<b>Percent non-Hispanic black</b>							
Of population total	12%	29%				26%	
Of population with income 0-30% AMI		49%				44%	
<b>Public Housing</b>		80%	+	+	68%	+	+
<b>Section 8 Project-Based</b>		67%	+	+	74%	+	+
<b>Other HUD Multifamily</b>		47%	+		62%	+	+
<b>Housing Choice Vouchers</b>		89%	+	+	79%	+	+
<i>Compare percent Hispanic in assisted housing to percent Hispanic in population total and percent Hispanic population with income less than 30% of AMI</i>							
<b>Percent Hispanic</b>							
Of population total	8%	10%				28%	
Of population with income 0-30% AMI		9%				19%	
<b>Public Housing</b>		6%				5%	—
<b>Section 8 Project-Based</b>		6%				6%	—
<b>Other HUD Multifamily</b>		3%				2%	—
<b>Housing Choice Vouchers</b>		2%				3%	—

**Table 2: Percent of residents of assisted housing in racial/ethnic group**  
 Missouri Suburban Communities

	Independence			Lee's Summit			Blue Springs		
		Variance 10+ pts.			Variance 10+ pts.			Variance 10+ pts.	
		Total pop.	0-30% AMI pop.		Total pop.	0-30% AMI pop.		Total pop.	0-30% AMI pop.
<i>Compare percent white in assisted housing to percent white in population total and percent white population with income less than 30% of AMI</i>									
<b>Percent non-Hispanic white</b>									
Of population total	82%			84%			85%		
Of population with income 0-30% AMI	80%			80%			85%		
<b>Public Housing</b>	74%			98%	+	+			
<b>Section 8 Project-Based</b>	67%	—	—	67%	—	—	93%		
<b>Other HUD Multifamily</b>	92%		+						
<b>Housing Choice Vouchers</b>	54%	—	—	42%	—	—	45%	—	—
<i>Compare percent black in assisted housing to percent black in population total and percent black population with income less than 30% of AMI</i>									
<b>Percent non-Hispanic black</b>									
Of population total	5%			8%			6%		
Of population with income 0-30% AMI	9%			16%			3%		
<b>Public Housing</b>	20%	+	+	2%		—			
<b>Section 8 Project-Based</b>	21%	+	+	11%			4%		
<b>Other HUD Multifamily</b>	3%					—			
<b>Housing Choice Vouchers</b>	41%	+	+	56%	+	+	55%	+	+
<i>Compare percent Hispanic in assisted housing to percent Hispanic in population total and percent Hispanic population with income less than 30% of AMI</i>									
<b>Percent Hispanic</b>									
Of population total	8%			4%			5%		
Of population with income 0-30% AMI	9%			2%			8%		
<b>Public Housing</b>	3%			0%					
<b>Section 8 Project-Based</b>	9%			2%			2%		
<b>Other HUD Multifamily</b>	2%								
<b>Housing Choice Vouchers</b>	3%			1%			0%		

**Table 3: Percent of residents of assisted housing in racial/ethnic group**  
 Kansas Suburban Communities

	Leavenworth			Overland Park			Shawnee		
		Variance 10+ pts.			Variance 10+ pts.			Variance 10+ pts.	
		Total pop.	0-30% AMI pop.		Total pop.	0-30% AMI pop.		Total pop.	0-30% AMI pop.
<i>Compare percent white in assisted housing to percent white in population total and percent white population with income less than 30% of AMI</i>									
<b>Percent non-Hispanic white</b>									
Of population total	70%			81%			81%		
Of population with income 0-30% AMI	64%			77%			67%		
<b>Public Housing</b>	89%	+	+						
<b>Section 8 Project-Based</b>	58%	-		72%			94%		
<b>Other HUD Multifamily</b>									
<b>Housing Choice Vouchers</b>	57%	-		49%			40%		
<i>Compare percent black in assisted housing to percent black in population total and percent black population with income less than 30% of AMI</i>									
<b>Percent non-Hispanic black</b>									
Of population total	15%			4%			5%		
Of population with income 0-30% AMI	29%			10%			17%		
<b>Public Housing</b>	5%		-						
<b>Section 8 Project-Based</b>	39%	+		8%			0%		-
<b>Other HUD Multifamily</b>									
<b>Housing Choice Vouchers</b>	42%	+	+	47%	+	+	56%	+	+
<i>Compare percent Hispanic in assisted housing to percent Hispanic in population total and percent Hispanic population with income less than 30% of AMI</i>									
<b>Percent Hispanic</b>									
Of population total	8%			6%			8%		
Of population with income 0-30% AMI	3%			3%			2%		
<b>Public Housing</b>	2%								
<b>Section 8 Project-Based</b>	3%			13%			0%		
<b>Other HUD Multifamily</b>	0%								
<b>Housing Choice Vouchers</b>	1%			3%			2%		

**Table 4: Percent of residents of assisted housing in racial/ethnic group**  
 Kansas Suburban CDBG or HOME Consortia

	Johnson County CDBG		Johnson County Home		
		Variance 10+ points	Total pop.	0-30% AMI pop.	Variance 10+ points
		Total pop.			
<i>Compare percent white in assisted housing to percent white in population total and percent white population with income less than 30% of AMI</i>					
<b>Percent non-Hispanic white</b>					
Of population total	83%			82%	
Of population with income 0-30% AMI	77%			80%	
<b>Public Housing</b>	66%	—	—	66%	—
<b>Section 8 Project-Based</b>	91%		+	93%	+
<b>Other HUD Multifamily</b>	89%		+	89%	
<b>Housing Choice Vouchers</b>	52%	—	—		
<i>Compare percent black in assisted housing to percent black in population total and percent black population with income less than 30% of AMI</i>					
<b>Percent non-Hispanic black</b>					
Of population total	4%			4%	
Of population with income 0-30% AMI	7%			5%	
<b>Public Housing</b>	7%			0%	
<b>Section 8 Project-Based</b>	7%			0%	
<b>Other HUD Multifamily</b>	6%			4%	
<b>Housing Choice Vouchers</b>	4%			4%	
<i>Compare percent Hispanic in assisted housing to percent Hispanic in population total and percent Hispanic population with income less than 30% of AMI</i>					
<b>Percent Hispanic</b>					
Of population total	8%			7%	
Of population with income 0-30% AMI	10%			6%	
<b>Public Housing</b>	4%			0%	
<b>Section 8 Project-Based</b>	2%			0%	
<b>Other HUD Multifamily</b>	3%			4%	
<b>Housing Choice Vouchers</b>	4%			7%	

## **Publicly Supported Housing Location and Occupancy**

The analysis of spatial location for publicly supported housing in relation to R/ECAPs is limited to the core cities of Kansas City, Missouri, and Kansas City, Kansas because all R/ECAPs in the region fall within their jurisdictional boundaries.

The tables indicate that:

- The shares of protected classes of households — the elderly, families with children and the disabled — who participate in assisted housing programs and reside in R/ECAPs, tend to be in proportion to the protected class in the larger population.  
A few exceptions exist that are worthy of note.
  - Families with children in public housing in R/ECAPS are 72 percent of the public housing population in Kansas City, Missouri, but families with children are only 46 percent of the population of that core city. Thus, for the area's largest core city, public housing contributes to the concentration of families with children into areas of racial and ethnic areas of concentrated poverty.
  - The Housing Choice Voucher program tends to help protected classes of households locate outside the R/ECAPs in proportions approximately the same or better than the protected class's share in the larger population. Thus, the mobility offered in the HCV program is having the beneficial effect of helping households located outside of the R/ECAPs.

Patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to R/ECAPs (Table 5) indicate that the assisted housing programs tend to serve the various protected classes in different measures.

- In Kansas City, Missouri, the Section 8 project-based program and the other miscellaneous HUD multifamily programs tend to serve the elderly and concentrate these households in R/ECAPs.
- In Kansas City, Kansas, the disabled make up all of the tenant population of HUD multifamily units in R/ECAPs.

**Table 5: Percent of residents of assisted housing by program in protected classes**  
 Core Cities: Kansas City, Missouri, and Kansas City, Kansas

	MSA	Kansas City, Missouri			Kansas City, Kansas		
		Variance 10+ points		Total pop.	0-30% AMI pop.	Variance 10+ points	
		Total	0-30%			Total	0-30%
<i>Compare percent elderly in assisted housing to percent elderly in population total</i>							
<b>Percent of population elderly</b>							
Percent of units in R/ECAPs occupied by elderly	12%	11%			11%		
<b>Public Housing</b>		10%			19%		
<b>Section 8 Project-Based</b>		42%	+		20%		
<b>Other HUD Multifamily</b>		71%	+		0%	—	
<b>Housing Choice Vouchers</b>		14%			8%	—	
<i>Compare percent families with children in assisted housing to percent families with children in population total</i>							
<b>Percent families with children</b>							
Percent of units in R/ECAPs families with children	47%	46%			49%		
<b>Public Housing</b>		72%	+		28%	—	
<b>Section 8 Project-Based</b>		28%	—		39%	—	
<b>Other HUD Multifamily</b>		0%	—		0%	—	
<b>Housing Choice Vouchers</b>		42%			57%		
<i>Compare percent disabled in assisted housing to percent disabled in population total and percent Hispanic population with income less than 30% of AMI</i>							
<b>Percent population disabled</b>							
Percent of units in R/ECAPS disabled	22%	24%			30%		
<b>Public Housing</b>		10%	—		38%		
<b>Section 8 Project-Based</b>		27%			29%	—	
<b>Other HUD Multifamily</b>		29%			100%	+	
<b>Housing Choice Vouchers</b>		23%			14%	—	

## Demographic composition of occupants

Tables 6, 7 and 8 compare the population in various housing programs by race and ethnic status inside R/ECAPs to those outside R/ECAPs.

- Table 6 indicates that with a few exceptions, participation in one of the assisted housing programs does not foster concentration in a R/ECAP by the group of households. The exceptions both occur in the miscellaneous HUD multifamily programs. In Kansas City, Missouri, blacks served by these multifamily programs tend to be more heavily concentrated in R/ECAPS. In Kansas City, Kansas, the reverse is true with a lower-than-expected share of blacks in these developments located in R/ECAPs.
- Table 7 indicates that the elderly and the disabled in assisted housing programs tend to be found in R/ECAPs in approximately the expected shares. The exceptions probably reflect the locations of just a few special-use developments.

- Table 8 indicates that minorities tend to be distributed inside and outside of R/ECAPs in the expected shares. In Kansas City, Missouri, blacks in HUD multifamily developments tend to be found disproportionately in R/ECAPs while the reverse is true in Kansas City, Kansas, where they are found disproportionately outside of R/ECAPs.
- Interestingly, the Housing Choice Voucher program is designed to provide freedom of choice for the participating households, which should facilitate location outside of R/ECAPs. However, this is true only for whites in Kansas City, Kansas. Blacks with Housing Choice Vouchers in Kansas City, Kansas, tend to be disproportionately found in R/ECAPS, the opposite of expectations.

**Table 6: Percent of residents of assisted housing in R/ECAPs compared to population of program by racial/ethnic group**

Core Cities: Kansas City, Missouri, and Kansas City, Kansas

	Kansas City, Missouri		Kansas City, Kansas
	Variance 10+ points Program to R/ECAPs		Variance 10+ points Program to R/ECAPs
<i>Compare percent minority group in assisted housing by program to percent minority in assisted housing in R/ECAPs</i>			
<b>Public Housing</b>			
Percent of public housing tenants black	80%		68%
Percent of public housing in R/ECAPs black	78%		71%
Percent of public housing tenants Hispanic	6%		5%
Percent of public housing in R/ECAPs Hispanic	6%		4%
<b>Section 8 NC/SR</b>			
Percent of Sec 8 NC/SR tenants black	67%		74%
Percent of Sec 8 NC/SR in R/ECAPs black	60%		75%
Percent of Sec 8 NC/SR tenants Hispanic	6%		6%
Percent of Sec 8 NC/SR in R/ECAPs Hispanic	11%		3%
<b>HUD Multifamily</b>			
Percent of HUD MF tenants black	47%		62%
Percent of HUD MF in R/ECAPs black	61%	+	50%
Percent of HUD MF tenants Hispanic	3%		2%
Percent of HUD MF in R/ECAPs Hispanic			0%
<b>Housing Choice Vouchers</b>			
Percent of HCV tenants black	89%		79%
Percent of HCV in R/ECAPs black	91%		77%
Percent of HCV tenants Hispanic	2%		3%
Percent of HCV in R/ECAPs Hispanic	2%		3%

**Table 7: Percent of residents of assisted housing by program  
in and out of R/ECAPs by protected class**

Core Cities: Kansas City, Missouri, and Kansas City, Kansas

	Kansas City, Missouri	Variance 10+ points Program to R/ECAPs	Kansas City, Kansas	Variance 10+ points Program to R/ECAPs
<i>Compare percent elderly or disabled in assisted housing by program in R/ECAPs to out of R/ECAPs</i>				
<b>ELDERLY POPULATIONS</b>				
<b>Public Housing</b>				
R/ECAPs	10%	—	19%	
Non R/ECAPs	21%		24%	
<b>Project-Based Section 8</b>				
R/ECAPs	42%	+	20%	
Non R/ECAPs	23%		12%	
<b>Other HUD Multifamily</b>				
R/ECAPs	71%	—	0%	—
Non R/ECAPs	83%		72%	
<b>Housing Choice Vouchers</b>				
R/ECAPs	14%		8%	—
Non R/ECAPs	11%		24%	
<b>DISABLED POPULATIONS</b>				
<b>Public Housing</b>				
R/ECAPs	10%	—	38%	
Non R/ECAPs	34%		36%	
<b>Project-Based Section 8</b>				
R/ECAPs	27%		29%	+
Non R/ECAPs	20%		7%	
<b>Other HUD Multifamily</b>				
R/ECAPs	29%		100%	+
Non R/ECAPs	19%		30%	
<b>Housing Choice Vouchers</b>				
R/ECAPs	23%		14%	
Non R/ECAPs	19%		20%	

**Table 8: Percent of residents of assisted housing by program  
in and out of R/ECAPs by race/ethnic group**

Core Cities: Kansas City, Missouri, and Kansas City, Kansas

	Kansas City, Missouri	Variance 10+ points Program to R/ECAPs	Kansas City, Kansas	Variance 10+ points Program to R/ECAPs
<i>Compare percent racial/ethnic group in assisted housing by program in R/ECAPs to out of R/ECAPs</i>				
<b>WHITES</b>				
<b>Public Housing</b>				
R/ECAPs	6%		20%	
Non R/ECAPs	9%		24%	
<b>Project-Based Section 8</b>				
R/ECAPs	28%		21%	
Non R/ECAPs	24%		17%	
<b>Other HUD Multifamily</b>				
R/ECAPs	35%	—	50%	+
Non R/ECAPs	55%		33%	
<b>Housing Choice Vouchers</b>				
R/ECAPs	7%		6%	—
Non R/ECAPs	9%		20%	
<b>BLACKS</b>				
<b>Public Housing</b>				
R/ECAPs	78%		71%	
Non R/ECAPs	81%		63%	
<b>Project-Based Section 8</b>				
R/ECAPs	60%	—	75%	
Non R/ECAPs	72%		22%	
<b>Other HUD Multifamily</b>				
R/ECAPs	61%	+	50%	—
Non R/ECAPs	41%		65%	
<b>Housing Choice Vouchers</b>				
R/ECAPs	91%		91%	+
Non R/ECAPs	88%		77%	
<b>HISPANICS</b>				
<b>Public Housing</b>				
R/ECAPs	6%		4%	
Non R/ECAPs	6%		6%	
<b>Project-Based Section 8</b>				
R/ECAPs	11%		3%	
Non R/ECAPs	3%		9%	
<b>Other HUD Multifamily</b>				
R/ECAPs			0%	
Non R/ECAPs	3%		2%	
<b>Housing Choice Vouchers</b>				
R/ECAPs	2%		3%	
Non R/ECAPs	2%		3%	

## Dominant racial groups in assisted housing

Table 9 examines projects operated under the public housing, project-based Section 8 housing, and other HUD multifamily programs in terms of the dominant racial groups.

In the core cities, assisted housing projects are overwhelmingly dominated by blacks. In the suburban communities and consortia communities, the assisted housing projects are overwhelmingly white. (The remainder are racially mixed.)

**Table 9: Count of assisted projects and count with dominant racial/ethnic program**  
Core Cities, Suburban Communities and Consortia

Jurisdiction	Public Housing	Project-Based Section 8	Other HUD Multifamily
<b>Core Cities</b>	<b>Dominant racial groups</b>		
Kansas City, Missouri	17 of 17 black	43 of 57 black	10 of 22 black
Kansas City, Kansas	17 of 20 black	10 of 11 black	2 of 2 black
<b>Missouri Suburbs</b>			
Independence	2 of 2 white	7 of 7 white	4 of 4 white
Lee's Summit	1 of 1 white	2 of 2 white	None
Blue Springs	None	3 of 9 white	None
<b>Kansas Suburbs</b>			
Leavenworth	1 of 1 white	1 of 3 white	None
Overland Park	None	4 of 4 white	None
Shawnee	None	1 of 1 white	None
<b>Kansas Consortia</b>			
Johnson Co. CDBG	1 of 1 white	11 of 11 white	None
Johnson Co. HOME	1 of 1 white	15 of 15 white	None

## Housing market fundamentals

The nation in general, and the Kansas City metropolitan area in particular, experienced a very dramatic housing market cycle in recent years. The market moved from a position of stability through a bubble and a crash, followed by a slow recovery. See Table 10.

The nation grew by 13.6 million households during the stable 1990s. For these households the industry expanded the stock of housing by the same number of units. In this regard, the housing markets showed discipline by constraining the growth of supply to just the amount matching the growth in demand.

The nation experienced a bubble from approximately 2000 to 2007 when it grew by 6.9 million households. During this bubble, the housing industry expanded the stock of housing by 12.0 million units, generating a surplus of over 6 million units. The ratio of increase in supply to increase in demand was 1.74. This means that for every 100 new households added to the population, the housing stock expanded by 174 units. The expansion of the supply is the net result of new units built plus non-housing converted into housing minus demolitions and housing

converted to non-housing. This ratio of supply expansion to household formation indicates a very high pace of overbuilding.

During the recovery after the bubble, the housing industry corrected its actions, but only partially. Rather than contract the supply or wait for growth in demand to absorb the surplus, the industry continued to build units faster than the pace of household formation, adding to the already large surplus of housing. From 2007 to 2014, the nation added 4.9 million households for which it added 6.1 million units for a units-to-households ratio of 1.24.

The Kansas City metropolitan area experienced a similar boom and bust cycle followed by a very imperfect correction and recovery. During the 1990s, the area formed more households than there were units added to the stock. This was not a problem because of an ample supply of vacant units to absorb the surplus households.

During the bubble, the stock grew faster than was needed, expanding with a units-to-households ratio of 1.66. This indicates that the Kansas City area did not experience as extreme a housing bubble as was typically true across the nation, but it did allow the housing stock to grow much faster than the underlying demand required.

During the recovery, the Kansas City area came very close to finding equilibrium, with a units-to-households ratio of 1.07, but this disciplined level of growth means that during the recovery period the market continued to build rather than absorbing the surplus units built during the bubble. Surplus units mean that housing sits vacant, which especially hurts older neighborhoods with less desirable homes that are less able to compete with the recently built homes in newer subdivisions.

**Table 10: Housing market supply and demand growth, 1990 to 2014**  
United States and the Kansas City Metropolitan Area

	TIME PERIOD AND MARKET CONDITION			
	1990 Stable	2000	2007 Bubble	2014 Recovery
<b>United States</b>				
Units (millions)	102.3	115.9	127.9	134.0
Households (millions)	91.9	105.5	112.4	117.3
Growth in Units (millions)		13.6	12.0	6.1
Growth in Households (millions)		13.6	6.9	4.9
Growth Ratio of Units to Households		1.01	1.74	1.24
<b>Kansas City Metropolitan Area</b>				
Units	663,910	740,884	821,201	859,152
Households	608,459	694,468	742,771	778,173
Growth in Units		76,974	80,317	37,951
Growth in Households		86,009	48,303	35,402
Growth Ratio of Units to Households		0.89	1.66	1.07

Prices in the Kansas City area housing market follow housing markets across the nation. Prices of homes for owner-occupancy and the costs of rent and utilities for renters continue to rise, in many cases faster than inflation. (See Table 11.)

Nationwide during the bubble, the median value of homes grew over 40 percentage points faster than inflation. The incomes of homeowners kept pace with inflation. Gross rents (the rent paid to landlords plus the costs of utilities not included in rents) grew 10 percentage points faster than inflation while the incomes of renters fell in real terms, growing by 9 percentage points less than inflation.

During the recovery, owners' incomes grew less than inflation but more than home values, restoring some the affordability losses of the bubble. Renters continued to see incomes grow less than the pace of inflation while the growth of rents outpaced inflation, exacerbating the already difficult affordability problems.

In the Kansas City area, similar patterns were experienced. During the bubble median home values rose much faster than inflation with owners' incomes failing to keep pace. Rents also rose faster than inflation, but renters' incomes did not.

During Kansas City's housing market recovery, the value of owner-occupied housing rose at a slower pace, a few percentage points less than inflation, but owners' incomes grew faster than housing values. Renters continued to witness rents rising faster than inflation while incomes fell further behind.

The threshold for a housing affordability problem is normally viewed as paying more than 30 percent of gross income on housing costs. Nationwide, 28 percent of homeowners suffer from high housing cost burden, but in Kansas City, the number is lower at 23 percent. It is much higher for households with incomes below \$20,000, at 74 percent nationwide and a still higher 80 percent in Kansas City. For renters, 52 percent nationwide suffer from high housing cost burden, but in Kansas City the share is lower at 48 percent. For households with incomes below \$20,000, the figures are 89 percent nationwide and a comparable 90 percent in Kansas City for renters.

**Table 11: Housing market price and affordability conditions, 1990 to 2014**  
 United States and the Kansas City Metropolitan Area

	TIME PERIOD AND MARKET CONDITION		
	2000 Stable	2007 Bubble	2014 Recovery
<b>United States</b>			
Median home value	\$111,800	\$181,800	\$175,700
Percent growth from last period		163%	97%
Median owner income	\$51,323	\$62,257	\$68,142
Percent growth from last period		121%	109%
Median gross rent	\$602	\$781	\$920
Percent growth from last period		130%	118%
Median renter income	\$27,362	\$30,473	\$33,219
Percent growth from last period		111%	109%
Consumer Price Index	173.6	209.0	237.1
Percent growth from last period		120%	113%
<b>Kansas City Metropolitan Area</b>			
Median home value	\$104,400	\$152,500	\$158,300
Percent growth from last period		146%	104%
Median owner income	\$56,242	\$67,295	\$73,998
Percent growth from last period		120%	110%
Median gross rent	\$575	\$722	\$839
Percent growth from last period		126%	116%
Median renter income	\$29,441	\$30,321	\$33,234
Percent growth from last period		103%	110%
Consumer Price Index	169.6	199.6	225.6
Percent growth from last period		118%	113%

The Kansas City housing market is comparable to other markets in the U.S. in many respects. The share of the housing stock that is rental tenure is 33 percent, compared to 34 percent nationally. The share of the housing stock that is owner occupied is 62 percent, compared to 59 percent nationally.

The stock of “other” vacant has become a large problem. These units are not occupied but are not for rent or for sale or held for seasonal occupancy. At any given time, a number of units will be empty due to foreclosure or probate or some other transitional process. However, the number of these units has grown to a large share of the stock. These are units that are being held off the market, which can have a depressing impact on their surrounding neighborhoods, especially if they exist in significant numbers. The share of the total stock that are in “off market” status is 4 percent both nationally and in Kansas City. Thus, 1 in every 25 housing units is sitting empty and not on the market.

The ample stock of housing at relatively lower prices in Kansas City creates soft market conditions with high vacancy rates.

It is generally agreed that a rental housing market is healthy when the vacancy rate is between 5 and 7 percent. In Kansas City, the rental vacancy rate is 9.6 percent, well above the healthy range and softer than found nationally. It is also generally agreed that a market of owner-occupancy is healthy when the vacancy rate is about 1.75 percent 2.00 percent. In Kansas City, the vacancy rate in the owner market is 2.6 percent, above the healthy range but tighter than found nationally.

The surplus stock of housing and the high vacancy rates indicate that the market is not functioning well. Supply growth does not follow the pace of demand growth, resulting in surplus units. Surplus units should have a depressing effect on prices, which should lessen affordability problems, but despite the surplus of units, housing prices are rising, outpacing the underlying growth of household incomes. The stock of housing contains many units that are off the market and are likely to have depressing effects on older neighborhoods.

Examination of the housing markets segmented by price and income level indicates the level of correspondence between the number of households in each income segment and the number of housing units in each price segment. If the market was performing perfectly, there would be a close correspondence in each market.

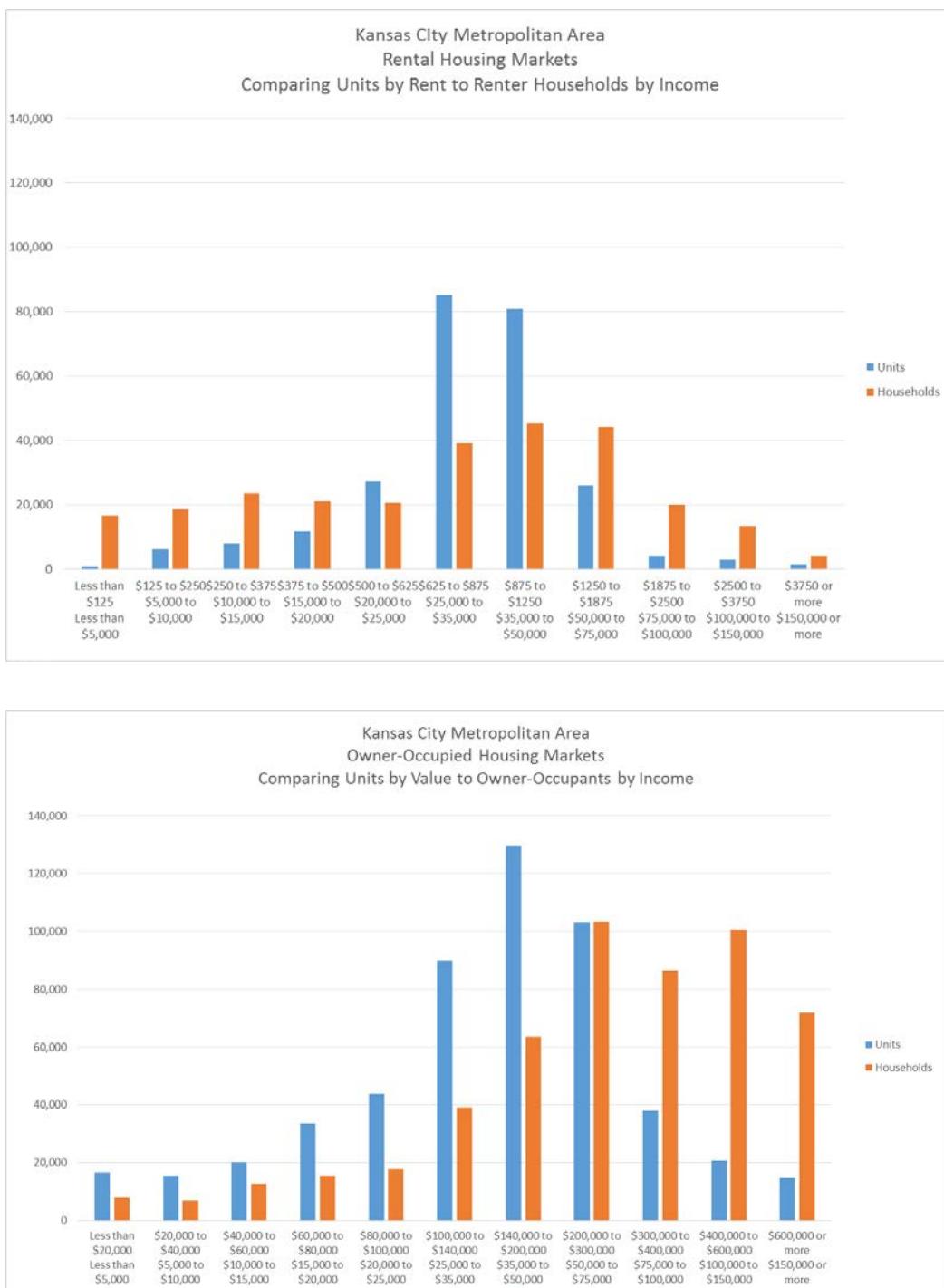
To examine this correspondence, both the rental market and the owner-occupied markets are divided into price categories from low to high. The counts of housing units in each price category are matched with the number of households whose income permits them to afford a home in each price category. In a well-functioning market, these counts should be approximately equal. Where the unit count exceeds the household count, the market is in surplus. Where the households exceed the unit count, the market is in scarcity.

- Owner markets show that there are, generally, more than enough units in the lower price segments although the quality and locations of many of these units may be poor.
- Rental markets show that there are, generally, too few units priced to serve the lowest income households, those with incomes below \$20,000.
- Interestingly, rental markets generally show surpluses of units in market segments with rents from \$500 to \$1,250. These surpluses suggest that the market is unable to provide units at rents below \$500. Given that ample units exist in the next higher rent categories, there does not appear to be a need for production of additional units but the need for additional voucher assistance to help poor households consume the ample supply of units that already exist.

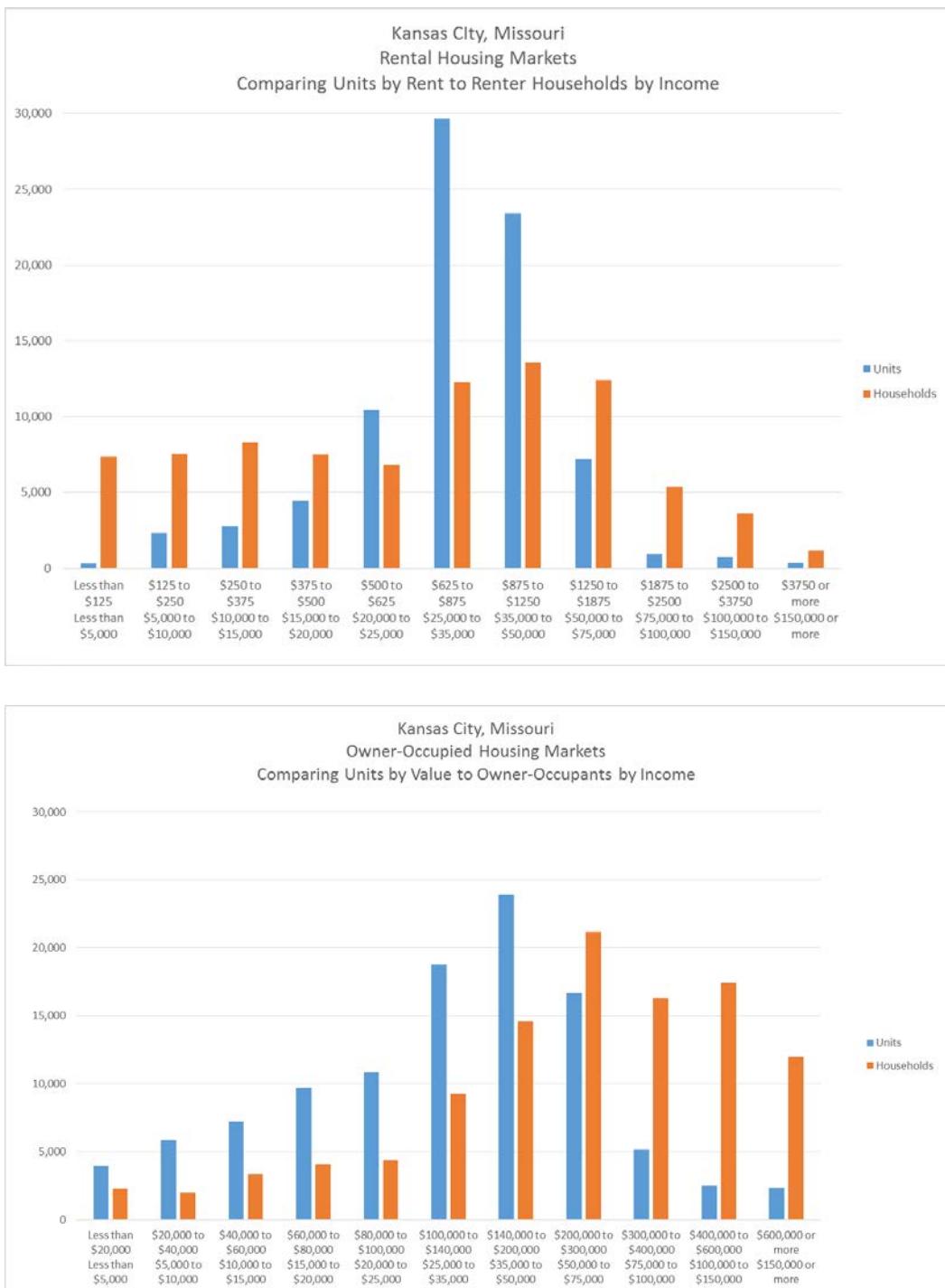
**Table 12: Housing Stock Occupancy, 2013**  
 United States and the Kansas City Metropolitan Area

	UNITED STATES		KANSAS CITY METROPOLITAN AREA	
	Units	Percent	Units	Percent
<b>Total housing units</b>	132,055,334	100%	873242	100%
Total rental units	44,363,327	34%	289832	33%
Total owner-occupied units	77,366,077	59%	541534	62%
Seasonal	5,156,840	4%	4651	1%
Other vacant	5,169,090	4%	37225	4%
<b>Total households</b>	115,609,016	100%	789599	100%
Renter households	40,533,502	35%	262023	33%
Owner-occupant households	75,075,514	65%	527576	67%
<b>Vacant units</b>		<b>Vacancy rate by tenure</b>		<b>Vacancy rate total stock</b>
Rental	3,829,825	8.6%	27809	9.6%
Owner-occupant	2,290,563	3.0%	13958	2.6%
		<b>Vacancy rate total stock</b>		<b>Vacancy rate total stock</b>
Seasonal	5,156,840	3.9%	4651	0.5%
Other	5,169,090	3.9%	37225	4.3%
All vacant	16,446,318	12.5%	83643	9.6%

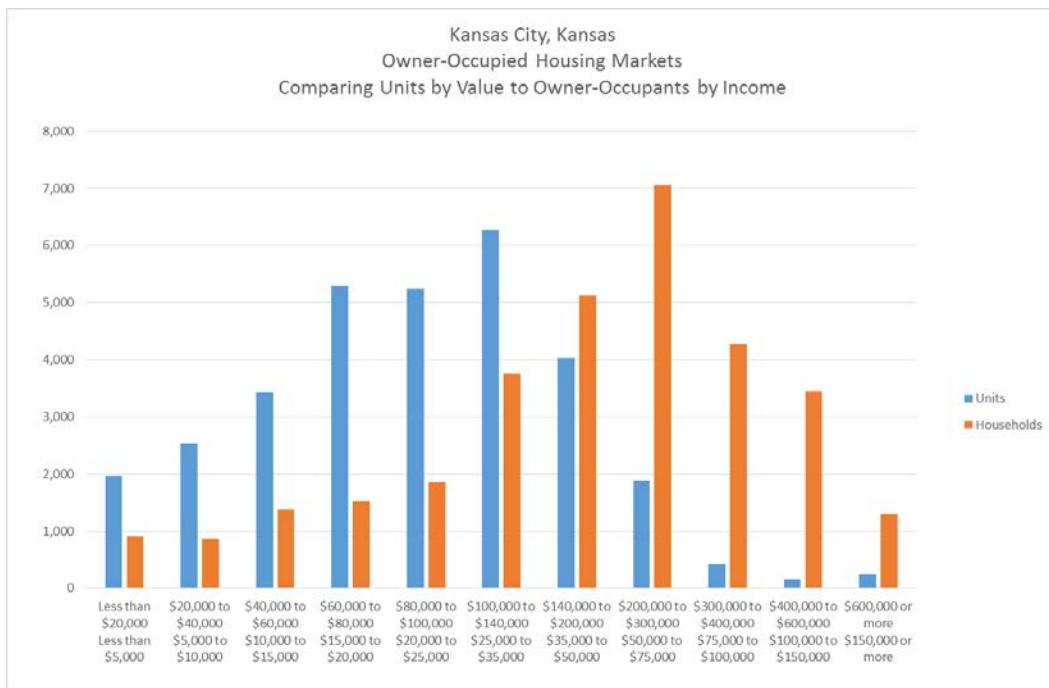
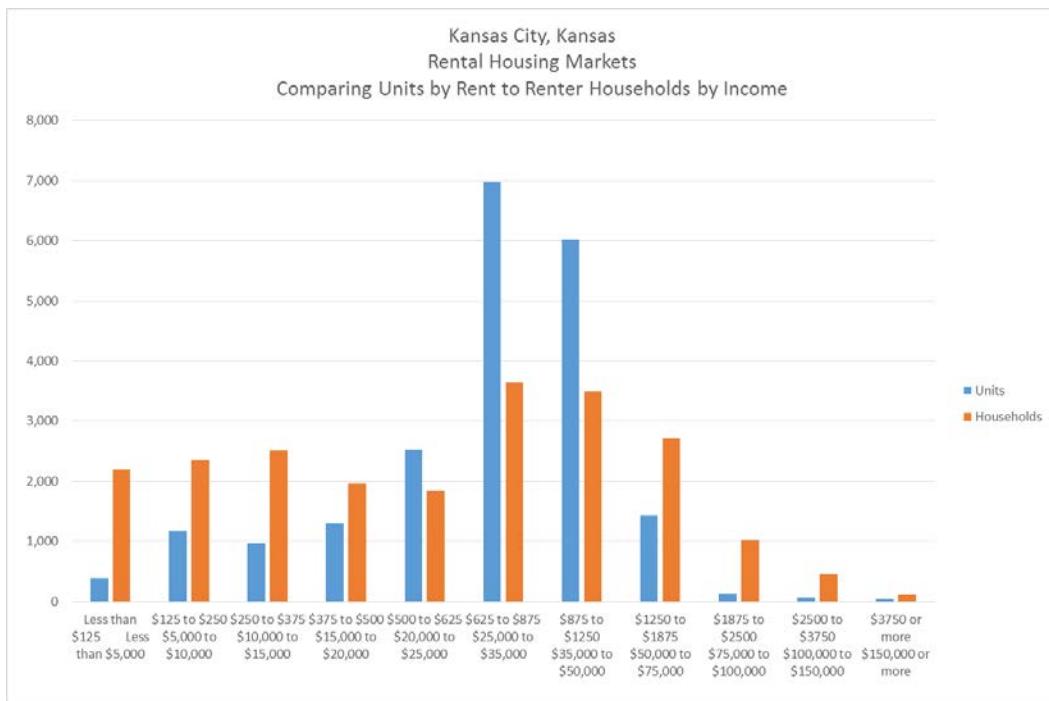
**Figure 1. Household Income by Tenure Matched to Units by Rent or Value**  
 Kansas City Metropolitan Area



**Figure 2: Household Income by Tenure Matched to Units by Rent or Value**  
 Kansas City, Missouri



**Figure 3: Household Income by Tenure Matched to Units by Rent or Value**  
 Kansas City, Kansas



## **Demographic composition of assisted housing developments and occupants**

There are two types of publicly supported rental housing. The first is project-based where the subsidy is attached to the unit. This includes the older legacy programs of:

- Public housing which is owned and operated by local housing authorities.
- Section 236 housing which is privately owned but receives federal financial assistance.
- HUD's miscellaneous other multifamily programs which provide financial assistance for special needs housing such as Section 202 for the elderly or Section 811 for the disabled.
- Section 8 New Construction and Substantial Rehabilitation housing which is privately owned with multi-year leases between the owner and the government.
- Low-Income Housing Tax Credit (LIHTC) housing which is privately owned but received tax credit subsidy to assist in paying a portion of the development costs.

Among these, only the LIHTC is actively expanding; the other programs are contracting slowly as units age and fall out of service.

The second type of publicly supported rental housing is tenant-based where the subsidy is attached to the tenant and that tenant rents housing in the private marketplace. The Housing Choice Voucher (HCV) program is the only active tenant-based program of scale in operation nationally.

Table 13 examines the distribution of these programs between those tracts that are located in R/ECAPs and those that are not. For comparison purposes:

- R/ECAPs are about 6 percent of the tracts in the metropolitan area.
- R/ECAPs house a comparable 6 percent of all renter households.
- R/ECAPs house a greater 13 percent of all households whose income is below 30 percent of the Area Median Family Income, a good indicator of the population of the poor eligible for publicly supported housing.

Thus, if any of the programs are concentrating the assisted households into R/ECAPs, the share of the units in the programs would be significantly above the share of tracts, renter households or poor households.

The project-based programs tend to concentrate the assisted households. The older vintage programs — public housing, Section 236 housing, and the miscellaneous HUD multifamily housing — all tend to have much higher shares of housing in R/ECAPs than would be expected. These programs all experienced their greatest production before the mid-1970s. The Carter-era Section 8 project-based program and the currently active LIHTC program do much better, placing 12 percent of units in R/ECAPs.

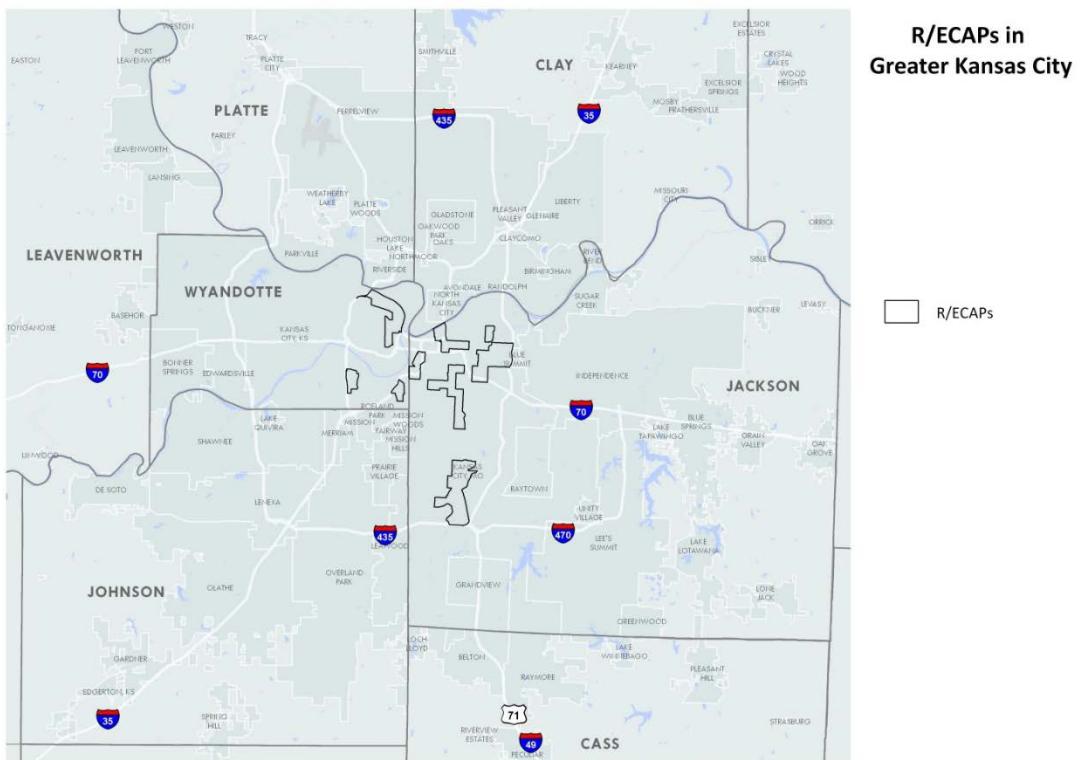
The HCV program offers mobility to households. The participating households can locate in any neighborhood where a unit can be found that can be leased within the rent restrictions of the program and can pass a physical inspection. As a result, it is not surprising that the HCV program performs better than the project-based programs at locating households outside of the R/ECAPs:

- Typically, only 9 percent of HCV households in R/ECAPs.
- Race is an issue, as only 2 percent of non-Hispanic white HCV households locate in R/ECAPs, but 12 to 15 percent of blacks locate in R/ECAPs.
- Hispanics tend to locate within the expected range of 6 to 13 percent.

**Table 13: Distribution of Assisted Housing Program by Location Inside and Outside of R/ECAPs**  
Kansas City Metropolitan Area

	INSIDE R/ECAPS	PERCENT	OUTSIDE R/ECAPS	PERCENT
Census tracts	33	6%	483	94%
Renter households	16,093	6%	245,930	94%
Households below poverty	32,040	13%	216,130	87%
<b>Assisted Housing Program</b>				
Public Housing	2,029	36%	3,596	64%
Section 236	276	33%	561	67%
Other HUD Multifamily	1,727	28%	4,344	72%
Project-based Section 8	602	12%	4,610	88%
LIHTC	3,276	12%	23,066	88%
Housing Choice Vouchers				
<b>Total</b>	1,393	9%	13,436	91%
<b>Elderly or disabled</b>	<b>600</b>	<b>9%</b>	<b>5,855</b>	<b>91%</b>
White non-Hispanic	65	2%	2,773	98%
Black non-Hispanic	512	15%	2,857	85%
Other non-Hispanic	2	2%	81	98%
Hispanic	21	13%	144	87%
<b>Non-elderly, non-disabled</b>	<b>793</b>	<b>9%</b>	<b>7,581</b>	<b>94%</b>
White non-Hispanic	29	2%	1,673	98%
Black non-Hispanic	748	12%	5,626	88%
Other non-Hispanic	3	3%	85	97%
Hispanic	13	6%	197	94%

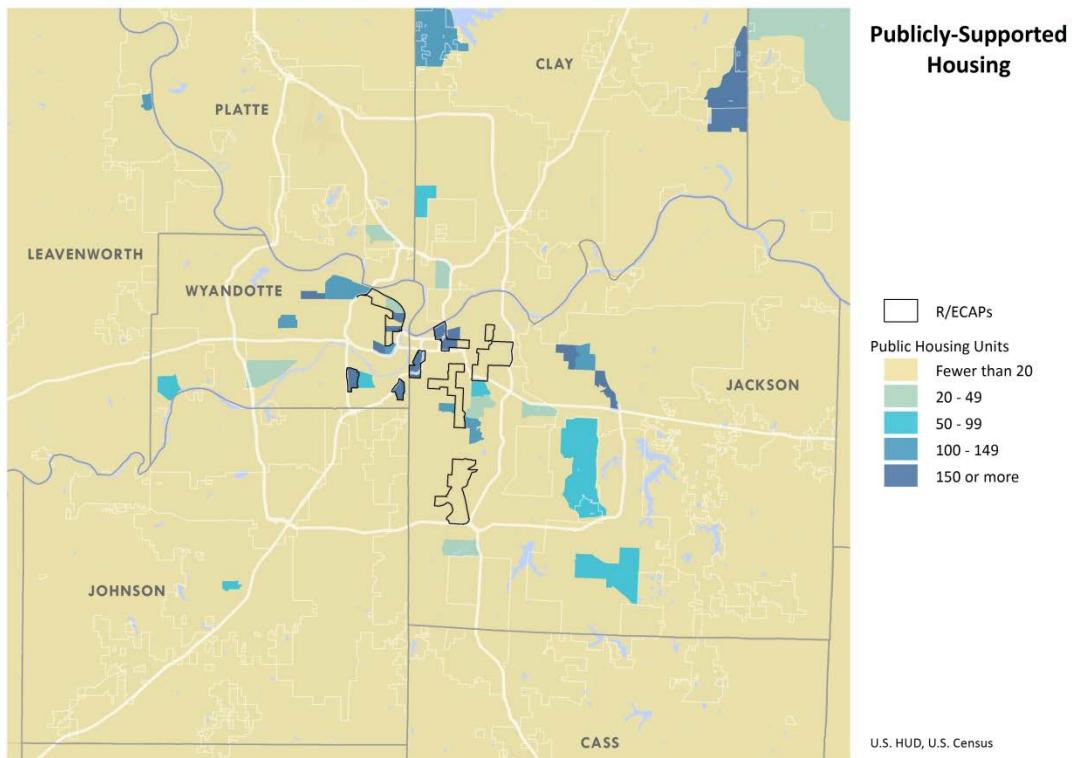
**Map 1. Racial / Ethnic Concentrated Areas of Poverty**



R/ECAPs in  
Greater Kansas City

□ R/ECAPs

**Map 2. Public Housing and R/ECAPs**



Publicly-Supported  
Housing

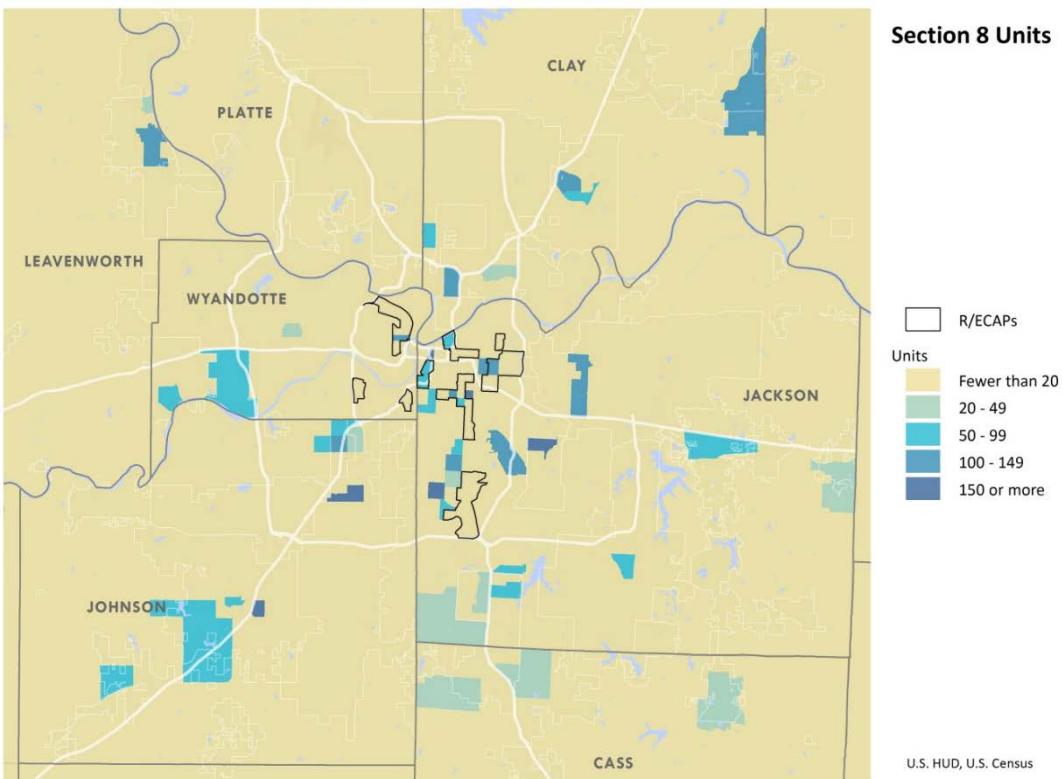
□ R/ECAPs

Public Housing Units

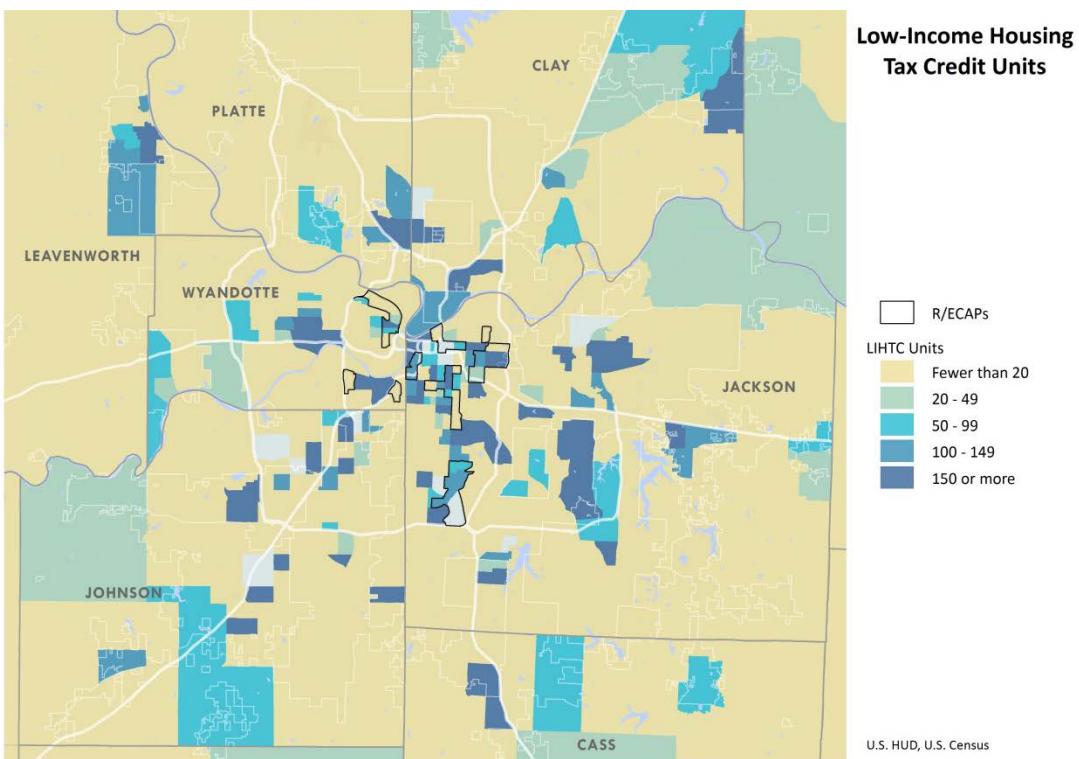
- Fewer than 20
- 20 - 49
- 50 - 99
- 100 - 149
- 150 or more

U.S. HUD, U.S. Census

**Map 3. Section 8 Project-Based Housing and R/ECAPs**



**Map 4. Low-Income Housing Tax Credit Units and R/ECAPs**



**Map 5. Housing Choice Vouchers and R/ECAPs**

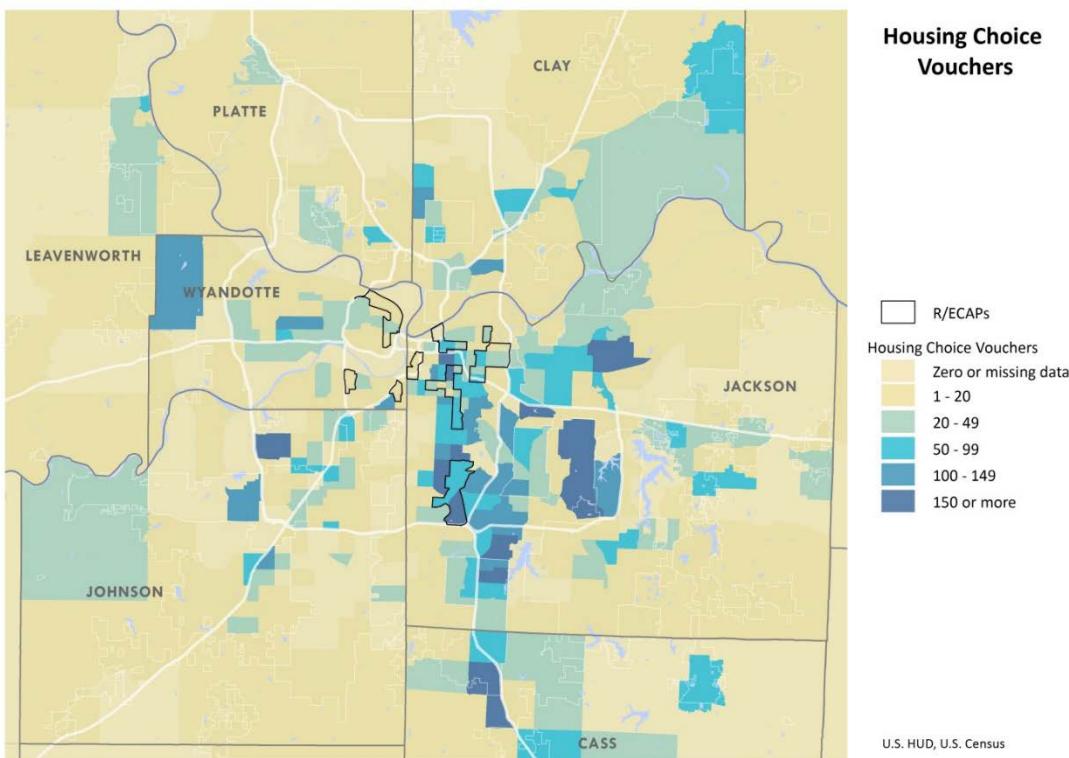


Table 14 examines the distribution of the publicly supported housing programs across census tracts categorized by the level of poverty concentration. There are no fixed thresholds of poverty concentration that are considered sufficiently low to be acceptable or sufficiently high to be damaging. It is generally accepted that if a neighborhood has below-average poverty, below 15 percent, it is unharmed by that poverty. If a neighborhood has above-average poverty, incremental increases in poverty are considered to be harmful to the neighborhood up to an upper threshold of about 30 percent. Above this upper threshold, poverty has taken its toll on the neighborhood. Incremental increases in poverty above this level generates no incremental harm. These 15 and 30 percent thresholds have been used to categorize the tracts in the metropolitan area by the incidence of poverty. For comparison purposes:

- Over 60 percent of all tracts and 50 percent of all renter households live in low-poverty tracts.
- Only 36 percent of the poor live in low-poverty tracts given the tendency of the poor to concentrate spatially.

The older project-based programs tend to concentrate assisted households. Over 50 of all public housing and HUD multifamily housing is located in high-poverty tracts. Only the LIHTC program among project-based programs is found in low-poverty tracts in shares that would be expected.

The tenant-based HCV program performs comparably with the LIHTC program, placing 36 percent of households into low-poverty tracts.

- White HCV households locate over one-half of HCV households into low-poverty tracts whether the households are elderly, disabled or non-elderly.
- Black HCV households are least able to locate in low-poverty tracts, placing only 25 to 30 percent in these tracts.
- Hispanics fall in between blacks and whites in this measure, locating between 38 and 47 percent in these low-poverty tracts.

**Table 14: Distribution of Assisted Programs by Level of Poverty Concentration in Tract**  
Kansas City Metropolitan Area

	PERCENT POVERTY					
	0 to 14%	Percent	15 to 29%	Percent	30+%	Percent
Census tracts	317	61%	119	23%	80	16%
Renter households	141,099	54%	81,505	31%	39,419	15%
Households below poverty	88,799	36%	85,757	35%	73,614	30%
<b>Assisted Housing Program</b>						
Public Housing	1,075	19%	1,546	27%	3,003	53%
Section 236	0	0%	429	51%	408	49%
Other HUD Multifamily	1,003	17%	1,566	26%	3,502	58%
Project-based Section 8	1,601	31%	2,487	48%	1,124	22%
LIHTC	9,923	38%	9,656	37%	6,763	26%
Housing Choice Vouchers						
<b>Total</b>	5,376	36%	5,794	39%	3,659	25%
<b>Elderly or disabled</b>	2,377	38%	2,376	38%	1,537	24%
White non-Hispanic	1,491	53%	1,077	38%	270	10%
Black non-Hispanic	844	25%	1,272	38%	1,253	37%
Other non-Hispanic	42	51%	27	33%	14	17%
Hispanic	62	38%	59	36%	44	27%
<b>Non-elderly, non-disabled</b>	2,838	35%	3,298	40%	2,028	25%
White non-Hispanic	862	51%	718	42%	122	7%
Black non-Hispanic	1,933	30%	2,542	40%	1,899	30%
Other non-Hispanic	43	49%	38	43%	7	8%
Hispanic	99	47%	61	29%	50	24%

**Map 6. Block Groups by Percent of Population Below Poverty and R/ECAPs**

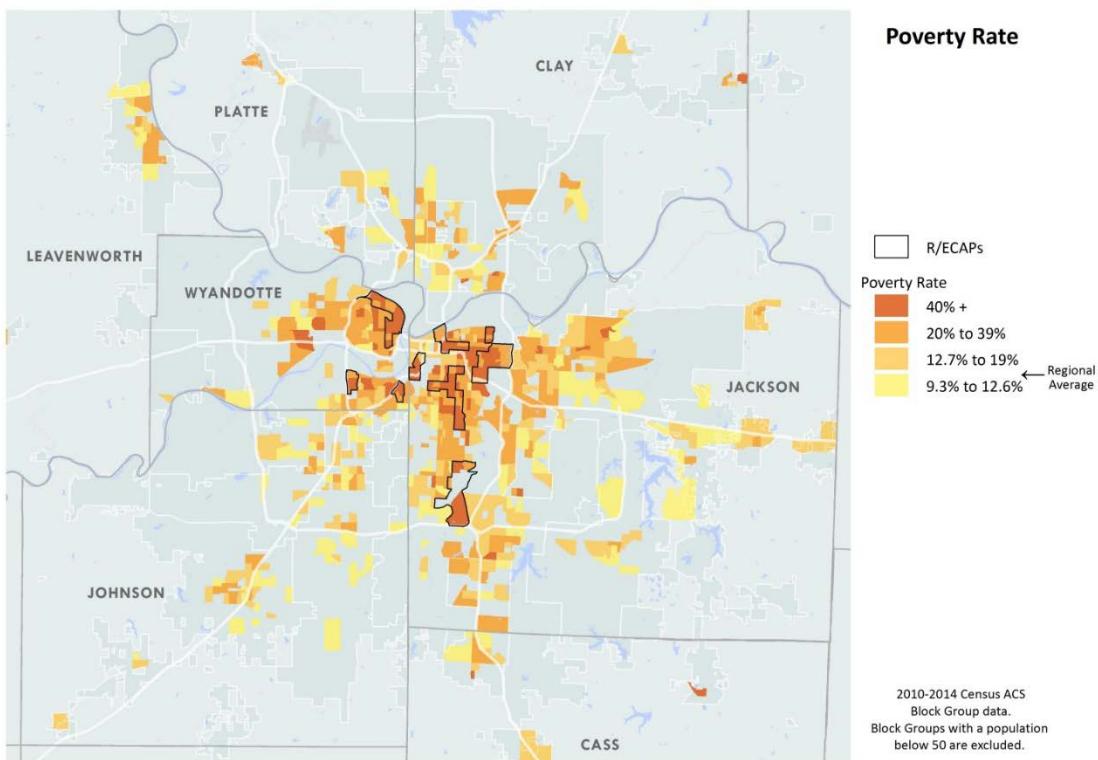


Table 15 examines the distribution of the publicly supported housing programs across census tracts categorized by the dominant racial or ethnic group.

- If a tract has a population that is more than 50 percent black, the tract is categorized as a black tract.
- If a tract has a population that is more than 50 percent Hispanic, the tract is categorized as a Hispanic tract.
- Because most tracts are dominated by whites, a tract is considered to be predominantly white only if it is 75 percent or more white.
- The remainder of all tracts are considered integrated.

This higher threshold for whites allows tracts to be integrated even if a tract has 50 to 75 percent whites but with the remainder comprised of minorities. Note that if the white threshold is only 50 percent, a tract could have twice the share of minorities found in the population but still have a white majority. Such a tract would probably be viewed as well integrated rather than white dominated.

For comparison purposes, whites dominate 58 percent of tracts with blacks dominating only 12 percent of tracts and Hispanics only 3 percent. Integrated tracts are 27 percent of the total.

Comparable shares of renter households are found in each category but higher percentages of the poor are found in the black, Hispanic and integrated tracts.

The comparisons of the publicly supported housing programs, project-based or tenant-based, across the tracts by racial or ethnic dominance are similar. All of these programs have a lower presence in white dominated tracts than in minority dominated tracts or integrated tracts.

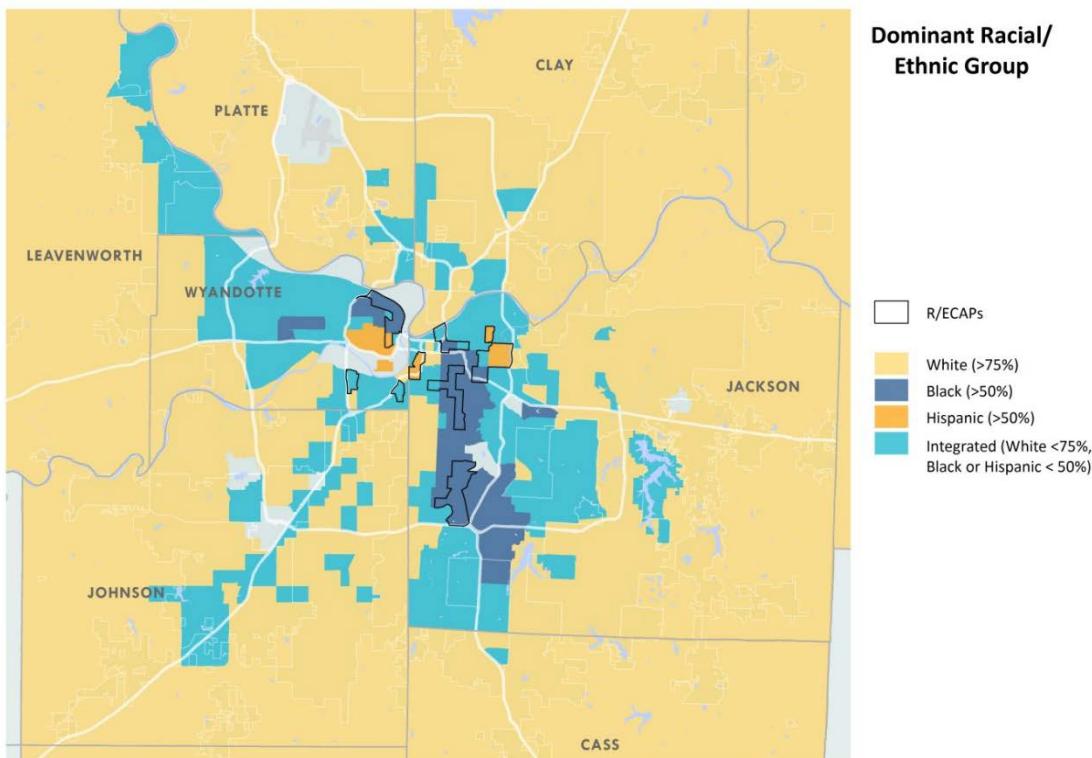
Data for race and ethnicity of households in HCV program are available, permitting comparison of the locations of the participating households by race of household and dominant race of the tract.

- Nearly two-thirds of white HCV households, whether elderly or not, locate in white-dominated tracts.
- Black HCV households locate in white dominated tracts in smaller shares of 9 to 15 percent, but Hispanics locate in these tracts in 30 to 39 percent shares.
- Elderly black HCV households tend to locate in black-dominated tracts at a 54 percent share, but non-elderly black HCV households disperse more with only 27 percent in black tracts.
- Integrated tracts absorb 30 percent of all vouchers but 64 percent of non-elderly black households.

**Table 15: Distribution of Assisted Programs by Level of Racial/Ethnic Concentration in Tract**  
Kansas City Metropolitan Area

	PREDOMINANTLY WHITE		PREDOMINANTLY BLACK		PREDOMINANTLY HISPANIC		INTEGRATED	
	75+%	Percent	50+%	Percent	50+%	Percent		Percent
Census tracts	301	58%	63	12%	14	3%	138	27%
Renter households	133,429	54%	29,791	11%	6,298	2%	92,505	35%
Households below poverty	102,612	41%	44,186	18%	15,573	6%	85,799	35%
<b>Assisted Housing Program</b>								
Public Housing	1,431	25%	1,747	31%	502	9%	1,944	35%
Section 236	172	21%	415	50%	1	0%	249	30%
Other HUD Multifamily	1,329	22%	1,320	22%	358	6%	3,064	50%
Project-based Section 8	2,234	43%	1,104	21%	61	1%	1,813	35%
LIHTC	8,674	33%	7,381	28%	335	1%	9,952	38%
Housing Choice Vouchers								
<b>Total</b>	4,768	32%	5,394	36%	152	1%	4,515	30%
<b>Elderly or disabled</b>	2,389	37%	4,965	30%	70	1%	2,031	31%
White non-Hispanic	1,794	63%	101	4%	22	1%	921	32%
Black non-Hispanic	505	15%	1,821	54%	39	1%	1,004	30%
Other non-Hispanic	40	48%	12	14%	1	1%	30	36%
Hispanic	50	30%	31	19%	8	5%	76	46%
<b>Non-elderly, non-disabled</b>	2,379	16%	3,429	24%	199	1%	8,484	59%
White non-Hispanic	1,170	64%	85	5%	130	7%	434	24%
Black non-Hispanic	1,091	9%	3,289	27%	64	1%	7,930	64%
Other non-Hispanic	36	41%	10	11%	-	0%	42	48%
Hispanic	82	39%	45	21%	5	2%	78	37%

**Map 7. Tracts by Dominant Racial / Ethnic Group and R/ECAPs**



## Disparities in Access to Opportunity

When households select a neighborhood, they consider various opportunities in that neighborhood, including the quality of schools, the access to jobs, and the available transportation services.

- **Schools** — All of the R/E CAPS are located in the two core cities of Kansas City, Missouri and Kansas City, Kansas. While many school districts serve the two core cities, the majority of the R/E CAPs fall within the Kansas City, Missouri and Kansas City, Kansas school districts. Both of these school districts contain many poorly performing schools. Given the propensity for the oldest vintage project-based publicly supported housing projects to be located in the R/E CAPS, the children living in these projects will most likely attend low-performing schools. The mobility provided by the HCV program is helping families with children gain entry into better neighborhoods than where the project-based programs are located. However, the potential of the HCV program has yet to be fully realized by locating these families into housing in high-performing school districts.
- **Employment** — Employment is widely distributed across the metropolitan area, but concentrations of jobs are found in the downtown areas of Kansas City, Missouri and along the Interstate 35 and Interstate 435 corridors in suburban Johnson County, Kansas. A high incidence of both total jobs and jobs for entry level workers without a complete high school education are found in these two areas. Unfortunately, the concentration of

jobs for entry level workers in and around the downtown Kansas City, Missouri, area is also an area with a great deal of competition for those jobs as this area contains a high concentration of entry level workers. The publicly assisted housing programs tend to be located well for serving the downtown area but not well for serving the job-rich neighborhoods in the Johnson County area.

- **Transportation** — Public transit is important component in the transportation system of the area. However, automobiles remain the dominate means of travel to work. Automobiles carry 96 percent of workers to their place of employment, and public transit carries only 1.2 percent. Public transit in greater Kansas City is limited. It tends to serve a north-south corridor through downtown Kansas City, Missouri and an east-west corridor from downtown Kansas City, Missouri west through Kansas City, Kansas. The R/E CAPs are nearly all located along these transit corridors. While not well served by transit, the R/E CAPS are as well served by transit as any tracts in the metropolitan area.

## **Additional Information**

The Kansas City metropolitan area is very typical many of the legacy cities of the industrial mid-west; the inner core neighborhoods offer older housing and fewer opportunities than do the neighborhoods of in the suburban communities.

The poor and minorities are disproportionately found in the neighborhoods of the core parts of the area which are defined as Kansas City, Kansas, plus the portion of Kansas City, Missouri, that is within Jackson County. All of the R/ECAPSs lie within this core.

If there is to be meaningful movement away from the racial and ethnic concentrations of the poor, minorities and the other protected classes, it will have to manifest itself in some measure of opening up housing opportunities in the suburban communities of the metropolitan area.

Like most large metropolitan areas, the Kansas City areas contains many different entitlement communities with many different public housing authorities. This fragmentation is commonplace, posing the same problems in Kansas City that are found in most metropolitan areas. Efforts are duplicated and lack coordination.

In addition, the Kansas City is one metropolitan area divided by a state line. This means that two different state housing finance agencies direct the LIHTC programs that function within the area.

## Contributing Factors of Publicly Supported Housing Location and Occupancy

Contributing Factor	Regional Analysis
Admissions and occupancy policies and procedures, including preferences in publicly supported housing	The HCV program is administered by several public housing authorities across the metropolitan area with none serving the area as a whole. This means the participating households are not assisted in finding housing beyond the city limits of the individual city administering the program.
Quality of affordable housing information programs	Fragmented administration of the HCV program often leads to failed searches by HCV households.
Source of income discrimination	Neither Missouri nor Kansas prohibits landlords from discriminating against HCV households attempting to use vouchers as a source of payment for rent.
Land use and zoning laws	The absence of affordable housing opportunities in many of the suburban communities suggests that the land use codes and the zoning laws work against the development of affordable housing in these communities.
Community opposition	Opposition to racial integration and poverty deconcentration is commonplace in Kansas City as elsewhere. Residents of neighborhoods marked for development of publicly supported often opposed the development proposal. Community residents need to be convinced that the development will not pose a threat to the neighborhood.
Impediments to mobility	The Kansas City area is a highly car-dependent market. The lack of convenient and affordable public transit options inhibits the housing location decisions of many poor households who are transit dependent.
Lack of private investment in specific neighborhoods	The surplus of housing hurts older neighborhoods. It is difficult for older neighborhoods to compete for households who are looking for a location in which to invest in a home and raise a family. Older neighborhoods often already suffer from the presence of poorly performing schools and high crime exposure. These deficits are compounded by the presence of vacant housing that is deteriorating and diminishing the investment value of surrounding properties. Suburban neighborhoods, especially those with newer, nicer housing will attract those households and investment.
Lack of public investment in specific neighborhoods, including services and amenities	Both core cities in the Kansas City metropolitan area are spatially very large. Both contain many neighborhoods that suffer from deteriorating infrastructure. It is extremely difficult for these cities to maintain roads,

	walks, curbs and a variety of public spaces to a level comparable to the quality found in the suburban communities with whom the core cities compete for residents. Untargeted and spatially dispersed investments often mean that none of the neighborhoods receive the resources necessary to push them over the threshold to becoming viable competitors for attracting residents and investment.
Lack of regional cooperation	Communities operate in their own self-interest; few — if any — moderate their individual actions for the good of the metropolitan area as a whole. The surplus housing is viewed only at the level of the metropolitan area. Each individual community looks at development proposals in terms of whether it adds to the tax base. This narrow focus on the interests of the individual communities contributes to the sprawl and lack of growth management that damages the older, core neighborhoods of the metropolitan area.
Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs	The LIHTC is performing well in making entry to the high-opportunity suburbs. The project-based program is performing as well as the tenant-based HCV program with the mobility that the voucher program offers. But the LIHTC program could do more to affirmatively further fair housing. The LIHTC developments could be more strategically located to serve the purposes of racial and ethnic integration as well as poverty deconcentration. In addition, the LIHTC developments could more aggressively market units in high-opportunity neighborhoods to those households living in neighborhoods such as R/ECAPs.