



# Fair Housing Assessment

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## Section XI

# Fair Housing Goals and Strategies

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### Justification of Contributing Factors

Previously in this assessment the region has identified a number of housing issues as outlined by HUD. They are:

- Segregation and Integration
- Racial/Economic Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Publicly Supported Housing Location and Occupancy
- Disability
- Fair Housing Enforcement, Outreach Capacity, and Resources

For each of these fair housing issues the region and cities have identified a number of factors that significantly create, contribute to, perpetuate, or increase the severity of the issues. The region has prioritized these contributing factors and provided the justification for each below. The prioritization system was to give each contributing factor a high priority, medium priority or low priority rating.

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**Contributing Factor Identified:** Community Opposition

**Housing Issues Impacted:** Segregation and Integration

**Prioritization:** Medium

**Justification:**

Historic segregation laws and policies affected the location of minorities, particularly black households, in the Kansas City metro area. As those laws and policies were repealed or modified, community opposition to integrated communities limited housing options for many minority households.

Local governments have experienced opposition by residents to the placement of affordable housing in neighborhoods, including R/ECAP communities. Community opposition is fueled by concerns over impacts to property values and increases in crime and traffic. The opposition is often voiced at planning commission and city council meetings or through direct contact with staff or elected officials who have some decision-making authority regarding housing investments. Opposition to the placement of subsidized housing, including Low Income Tax Credit properties, is expressed by residents of both urban core and outlying suburban locations.

While this is an important contributing factor in inhibiting affordable housing in opportunity areas public input has indicated that the highest priorities should be given to improving neighborhoods where protected classes are concentrated, thus it has been given a medium priority.

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**Contributing Factor Identified:** Lack of private investment in specific neighborhoods

**Housing Issues Impacted:** Segregation and Integration, Disproportionate Housing Needs

**Prioritization:** High

**Justification:**

This contributing factor refers to investment by non-governmental entities, such as corporations, financial institutions, individuals, philanthropies, and non-profits, in housing and community development infrastructure. Private investment can be used as a tool to advance fair housing, through innovative strategies such as mixed-use developments, targeted investment, and public-private partnerships. Private investments may include, but are not limited to: housing construction or rehabilitation; investment in businesses; the creation of community amenities, such as recreational facilities and providing social services; and economic development of the neighborhoods that creates jobs and increase access to amenities such as grocery stores, pharmacies, and banks. It should be noted that investment solely in housing construction or rehabilitation in areas that lack other types of investment may perpetuate fair housing issues. While “private investment” may include many types of investment, to achieve fair housing outcomes such investments should be strategic and part of a comprehensive community development strategy.

R/ECAPs are concentrated in Kansas City, Missouri, and Kansas City, Kansas, with none occurring outside of these two cities. This concentration of race/ethnicity and poverty in neighborhoods with high housing abandonment, higher crime rates and lower job opportunities is widely recognized not only in these two cities, but in the region as a whole. Because of these problems it has been difficult for the two cities, even with access to federal resources, such as those available through HUD, to attract private investment to change the housing, economic, development and social dynamics in these communities.

Investments that are made within the R/ECAPs are frequently not coordinated and often do not maximize impact for the community. There are many different agencies working in these neighborhoods, from the federal government to state government, cities, neighborhoods, foundations, nonprofit development agencies and for-profit developers. However, there is no one entity that has the responsibility to bring these diverse players together to develop a coordinated strategy that maximizes their investments.

Not only are housing redevelopment efforts fragmented, as mentioned above, but this fragmentation occurs primarily among a high number of rather small organizations. The region does not have a high-capacity development entity with the capacity to pull together disparate resources into catalytic redevelopment.

Other participating cities also have areas where protected classes are concentrated and disinvestment has occurred. These communities have also experienced difficulty in attracting private investment to these neighborhoods.

Public participation has indicated that investment in these neighborhoods, making these neighborhoods opportunity areas, is a high priority.

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**Contributing Factor Identified:** Deteriorated and Abandoned Properties

**Housing Issues Impacted:** Segregation and Integration, Racial/Economic Concentrated Areas of Poverty, Disparities in Access to Opportunity

**Prioritization:** High

**Justification:**

These include residential and commercial properties unoccupied by an owner or a tenant which are in disrepair, unsafe or in arrears on real property taxes. Deteriorated and abandoned properties are signs of a community's distress and disinvestment and are often associated with crime, increased risk to health and welfare, decreasing property values, and increased municipal costs. The presence of multiple unused or abandoned properties in a particular neighborhood may have been exacerbated by mortgage or property tax foreclosures. Demolition without strategic revitalization and investment can result in further deterioration of already damaged neighborhoods. The presence of such properties reinforces the lack of private investment in these communities contributing to segregation and lack of access to opportunity for members of protected classes.

This is a particular problem for Kansas City, MO, and Kansas City, KS. The Land Bank of Kansas City, Missouri, has ownership of approximately 7,100 properties, with 38 percent consisting of vacant land and most in the urban core of the city in Jackson County. The Land Bank of Wyandotte County has over 1,200 parcels in its inventory. Property owners in neighborhoods with a significant number of deteriorated or vacant properties may defer maintenance on their properties, and property values may drop.

These abandoned properties are concentrated in the urban cores of Kansas City, MO, and Kansas City, KS; the very areas where there are concentrations of racial and ethnic peoples, disabled, and the poor. These protected classes would benefit greatly if these abandoned properties could be put back into productive use.

For Kansas City, MO and Kansas City, KS this is a high priority contributing factor.

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**Contributing Factor Identified:** Land Use and Zoning Laws

**Housing Issues Impacted:** Segregation and Integration, Racial/Economic Concentrated Areas of Poverty, Disparities in Access to Opportunity

**Prioritization:** Medium

**Justification:**

This includes regulation by local government of the use of land and buildings, including regulation of the types of activities that may be conducted, the density at which those activities may be performed, and the size, shape and location of buildings and other structures or amenities. Zoning and land-use laws affect housing choice by determining where housing is built, what type of housing is built, who can live in that housing, and the cost and accessibility of the housing. Examples of such laws and policies include, but are not limited to:

- Limits on multi-unit developments, which may include outright bans on multi-unit developments or indirect limits such as height limits and minimum parking requirements.
- Minimum lot sizes, which require residences to be located on a certain minimum sized area.
- Occupancy restrictions, which regulate how many persons may occupy a property and, sometimes, the relationship between those persons (refer also to occupancy codes and restrictions for further information).
- Inclusionary zoning practices that mandate or incentivize the creation of affordable units.
- Requirements for special use permits for all multifamily properties or multifamily properties serving individuals with disabilities.
- Growth management ordinances.

Many of these practices can limit the availability of affordable housing for protected classes. This is particularly the case in many opportunity areas reducing the choices available to people of colors, some people of Mexican heritage because of income, large families, and low income households and contributing to segregation of these populations. Also no cities in the metro area employ inclusionary zoning practices which incentivize the development of affordable housing which would serve protected classes.

Although an important issue in opening opportunity choices for protected classes it has been given a medium priority for two specific reasons: 1) implementation of more inclusionary zoning and land use practices is mainly out of the hands of the communities participating in this regional AFFH, and 2) public comment regarding the AFFH was focused on investing in R/ECAPs and similar areas, making them opportunity areas.

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**Contributing Factor Identified:** Location and Type of Affordable Housing

**Housing Issues Impacted:** Segregation and Integration, Disparities in Access to Opportunity, Publicly Supported Housing Location and Occupancy, Publicly Supported Housing Location and Occupancy

**Prioritization:** High

**Justification:**

Affordable housing includes, but is not limited to publicly supported housing; however, each category of publicly supported housing often serves different income-eligible populations at different levels of affordability. What is “affordable” varies by circumstance, but an often-used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. The location of housing encompasses the current location as well as past siting decisions. The location of affordable housing can limit fair housing choice, especially if the housing is located in already segregated areas, R/ECAPs, or areas that lack access to opportunity. The type of housing (whether the housing primarily serves families with children, elderly persons, or persons with disabilities) can also limit housing choice, especially if certain types of affordable housing are located in segregated areas, R/ECAPs, or areas that lack access to opportunity, while other types of affordable housing are not. The provision of affordable housing is often important to individuals with protected characteristics because they are disproportionately represented among those that would benefit from low-cost housing.

Much of the region’s assisted housing (including public housing, Low Income Housing Tax Credit projects, Section 8 and HUD multifamily units) is located in Kansas City, Missouri, and Kansas City, Kansas, limiting the ability of low-income households (who are disproportionately minority) to live in other communities. In addition, zoning and land use codes often restrict the ability to privately construct affordable housing in opportunity areas.

The location of and type of affordable housing was expressed as a high priority in public meetings. It is also an issue in all communities, not just wealthier communities.

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**Contributing Factor Identified:** Private Discrimination

**Housing Issues Impacted:** Segregation and Integration, Disparities in Access to Opportunity, Fair Housing Enforcement, Outreach Capacity, and Resources

**Prioritization:** High

**Justification:**

Discrimination in the private housing market is illegal under the Fair Housing Act or related civil rights statutes. This may include, but is not limited to, discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowner associations and condominium boards. Some examples of private discrimination include:

- Refusal of housing providers to rent to individuals because of a protected characteristic.
- The provision of disparate terms, conditions, or information related to the sale or rental of a dwelling to individuals with protected characteristics.
- Steering of individuals with protected characteristics by a real estate agent to a particular neighborhood or area at the exclusion of other areas.
- Failure to grant a reasonable accommodation or modification to persons with disabilities.
- Prohibitions, restrictions, or limitations on the presence or activities of children within or around a dwelling.

Two practices in the Kansas City region's history, blockbusting and restrictive covenants, contributed to segregated living patterns throughout the region. While these practices were discontinued long ago, the residual housing patterns are still in place.

**Blockbusting** — The modern real estate industry played a major role during the "Great Migration" in controlling where black Americans bought homes and lived. Large real estate organizations, such as the Kansas City Real Estate Board, responded to anxieties of white residents about black population influx deflating property values and destabilizing neighborhoods. Many real estate professionals systematically attempted to keep neighborhoods either all white or all black.

**Restrictive Covenants** — Residential developers were especially important in perpetuating segregation in Kansas City through the use of racially restrictive covenants. These private contractual agreements between real estate agents and homeowner associations restricted the sale of property to people of specific groups (excluding blacks in particular).

While these practices have generally been ended private discrimination continues on a more individualized basis as well in institutionalized practices. Two other contributing factors impact this situation; the lack of public enforcement and a lack of resources for monitoring and enforcement.

This is a high priority, especially in Kansas City, MO, because private discrimination practices still have a major influence on protected classes.

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**Contributing Factor Identified:** Lack of public transit connectivity between concentrated areas of poverty and persons of color and opportunities, particularly jobs.

**Housing Issues Impacted:** Disparities in Access to Opportunity, Racial/Economic Concentrated Areas of Poverty, Disabilities

**Prioritization:** High

**Justification:**

One way to increase access to opportunities is to improve public transit connections between areas with high concentrations of people of color and poverty and few nearby opportunities with areas that have more abundant opportunities. This is especially critical when speaking of access to jobs.

Regional transit systems do not do a good job of connecting the poor and people of color with job opportunities.

The metropolitan area, with no natural boundaries, is characterized as a low-density region with the classic donut hole development pattern with a disinvested core and an ever-increasing suburban ring. It is in this suburban ring where the most job opportunities exist.

The region's transit system, because of fragmentation of transit jurisdictions across cities and the state line, has not been robust. The most developed portion of the regional transit system is in Kansas City,

Missouri, which has a dedicated sales tax for the service. The city has also recently invested in a starter streetcar line. No other part of the metro area has a dedicated revenue source for public transit.

While residents in the urban core of Kansas City, Missouri, have good access to public transit, the fragmented transit service either does not connect at all with jobs (60 percent of jobs are not served by public transit) or connections are so convoluted that it takes an inordinate amount of time to get to and from a job. A recent Brookings Institution study estimated that only 18 percent of the jobs in the metro area are accessible by a 90-minute transit ride.

The issue of connecting protected classes and low income residents to opportunity areas, particularly jobs in these areas, has been a long-time issue in the region. While ad hoc efforts to connect impacted individuals have been tried from time to time there has not been a concerted effort to address this factor in a systemic way through the region's public transit system. However, MARC is currently leading a TIGER Planning grant focused on doubling the number of jobs connected to transit in 10 years. This lack of progress and the current systemic efforts makes this a high priority contributing factor.

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**Contributing Factor Identified:** Difficulty in accessing quality education

**Housing Issues Impacted:** Disparities in Access to Opportunity

**Prioritization:** High

**Justification:**

A key opportunity that people of color and poverty have difficulty in accessing is quality education. Lack of a quality education can significantly contribute to a person not being prepared or qualified to take advantage of job opportunities in an economy that more and more puts a premium on education and certification.

The Kansas City, Missouri, school district, which serves the urban core of the city, has been in turmoil for many years. There are a number of factors that drive this, including poor management in the past, the many issues facing the district, such as the poverty of its students, and a lack of resources. Charter schools have popped up throughout the core, but it is still unclear whether this strategy is succeeding and it often draws high-achieving students (and their motivated parents) away from the public school district, leaving it with even more problems. It is also difficult for a student in the urban core to transfer to a suburban school that may perform better. Districts are generally allowed to prohibit or limit such transfers and the state line adds to this problem. In addition, transferring to a suburban school means a family will have to overcome transportation issues.

Protected classes in Kansas City, KS face similar issues in accessing quality education. It is not so much an issue of mismanagement as one of lack of resources and a concentration of problems. The district in Kansas City, KS continues to fight with the state over the allocation of adequate resources to distressed urban school districts.

This is not as great an issue in the other participating cities because they are served by a unified school district and resources are not the issue they are for the urban core cities.

This is a high priority issue in the region because of its impact on protected class children and children in poverty. But it is also a high priority because education is seen as critical to a healthy regional economy. Both the education community and the economic development and business communities are now actively focused on building and expanding programs to address educational attainment, particularly of those in poverty and protected classes.

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**Contributing Factor Identified:** Lack of Affordable, Accessible Housing for the Disabled

**Housing Issues Impacted:** Disparities in Access to Opportunity, Disability

**Prioritization:** Medium

**Justification:**

The disabled often have no choice but to live in concentrated areas of poverty and therefore face some of the same disparities in accessing opportunities that those who are poor or people of color do, however compounded by their disability.

Disabled persons are more concentrated in the urban core than is the population as a whole thus separating them from job and other opportunities. The disabled tend to reside in concentrated areas of poverty for several reasons:

- The disabled have a harder time accessing quality employment and therefore have lower incomes in general, thus limiting their housing choices.
- There is a dearth of quality, affordable, accessible housing throughout the metropolitan area, further limiting choices for the disabled.
- Residents of RECAPs and adjacent areas, because of lower incomes and lack of access to health insurance, may have become disabled because lack of ability to treat conditions such as diabetes.
- Being concentrated in the urban core separates them from opportunity. This lack of access is compounded by their disability.

Concentrated areas of poverty are less likely to have affordable housing that is ACCESSIBLE, because of a general lack of investment in the housing stock. The lack of affordable housing throughout the region, often exacerbated by restrictive zoning and land use regulations and community opposition, contributes to the lack of ACCESSIBLE, affordable housing in the region.

As the population ages this will become an increasingly important issue and already has gained traction in a number of communities participating in MARC's Communities for All Ages initiative which, among other things, promotes accessible housing. This provides an opportunity to effectively address this factor and, therefore, it has been given a high priority.

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**Contributing Factor Identified:** Lack of affordable, accessible housing in a range of unit sizes

**Housing Issues Impacted:** Disproportionate Housing Needs, Disparities in Access to Opportunity, Publicly Supported Housing Location and Occupancy

**Prioritization:** High

**Justification:**

The provision of affordable housing is often important to individuals with certain protected characteristics because groups are disproportionately represented among those who would benefit from low-cost housing. What is “affordable” varies by circumstance, but an often used rule of thumb is that a low or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. This contributing factor refers to the availability of units that a low- or moderate income family could rent or buy, including one bedroom units and multi-bedroom units for larger families. When considering availability, consider transportation costs, school quality, and other important factors in housing choice. Whether affordable units are available with a greater number of bedrooms and in a range of different geographic locations may be a particular barrier facing families with children

Rental housing practices often are a barrier to both people of color and the communities in which they are located. There are a number of practices that inhibit occupancy for people of color or keep affordable rental property in poor condition. They include:

- Many rental property managers will not rent to ex-felons.
- Poor rental housing quality — especially for absentee landlord properties — and difficulties in enforcing standards.
- Legislation adopted in Kansas in 2016 that limits the ability of communities to do interior inspections of rental property.
- The concentration of Section 8 housing in certain neighborhoods, which often inhibits new development, including development of affordable housing.

A number of communities have adopted or are considering adopting rental licensing programs. Kansas City, Kansas, has had the most comprehensive such program in the metro area for over 20 years and it has been effective in dealing with problem properties. Many communities work with local police to increase affordable housing security and often provide classes for landlords to better manage their properties. Such programs can greatly benefit urban core communities where there are concentrations of people of protected classes.

Rising rents and the lack of affordable rental property is an issue in Opportunity Areas, but rising rents and poor quality rental property in R/ECAPs and adjacent neighborhoods is an even bigger problem. The 2011 McClure study indicated that renters, in particular, were most likely to be housing cost burdened. The report indicated that there was a lack of affordable rental property in the suburbs and although there was more affordable rental property in Kansas City, Missouri, the condition of much of this property was substandard. The passage of time since this report has only reinforced this situation, with a rental boom at the high end and few units of affordable rental property being built. Also rents are increasing with increasing demand for rental property. The rental market disproportionately impacts protected classes because they are more likely to rent.

There are limited large-scale efforts to build more affordable rental property either in R/ECAPs or especially in Opportunity Areas. This is especially true for units that would accommodate larger families. The city of Kansas City, Missouri, and the Housing Authority of Kansas City, Missouri, are implementing a Choice Neighborhoods initiative in northeast part of the city, including the replacement of public housing (Chouteau Courts) with scattered site mixed income housing.

This is a factor that interacts with other contributing factors including zoning and land use and community opposition. Affordable housing, especially for families, is a high priority since this is a factor that is most acute.

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**Contributing Factor Identified:** Access to Transportation for Persons with Disabilities

**Housing Issues Impacted:** Disability and Access, Disproportionate Housing Needs

**Prioritization:** Medium

**Justification:**

Individuals with disabilities may face unique barriers to accessing transportation, including both public and private transportation, such as buses, rail services, taxis, and para-transit. The term “access” in this context includes physical accessibility, policies, physical proximity, cost, safety, and reliability. It includes the lack of accessible bus stops, the failure to make audio announcements for persons who are blind or have low vision, and the denial of access to persons with service animals. The absence of or clustering of accessible transportation and other transportation barriers may limit the housing choice of individuals with disabilities.

Communities are beginning to address a number of the above barriers to accessing transportation for persons with disabilities, partly in order to address the rising number of older adults in their populations. However, there is not a concerted, coordinated strategy. This is a medium priority based on the overall community’s level of interest in this contributing factor.

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**Contributing Factor Identified:** Impediments to Mobility

**Housing Issues Impacted:** Disability and Access, Disparities in Access to Opportunity, Disproportionate Housing Needs

**Prioritization:** High

**Justification:**

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. It is also difficult to access jobs if a person does not have a car, which is more likely to be the circumstance for protected classes. Impediments to mobility is a major issue for those with a disability.

Mobility impediments are exacerbated by the spread-out nature of the region with substantial distances often separating residents and services and jobs, especially for those residing in R/ECAPs and similar areas.

This is an increasingly important issue as the population ages and is particularly acute for those living in urban core communities. Cities are looking at a variety of mobility strategies. The region is working to enhance its public transportation system. Through its Creating Sustainable Communities initiative, MARC is working with local governments to improve mobility through initiatives such as Complete Streets and Communities for All Ages. This is a high priority.

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**Contributing Factor Identified:** Quality of Affordable Housing Information Programs

**Housing Issues Impacted:** Fair Housing Enforcement, Outreach Capacity, and Resources; Disproportionate Housing Needs; Segregation and Integration

**Prioritization:** High

**Justification:**

This is the provision of information related to affordable housing to potential tenants and organizations that serve potential tenants, including the maintenance, updating, and distribution of the information. This information includes but is not limited to, listings of affordable housing opportunities or local landlords who accept Housing Choice Vouchers; mobility counseling programs; and community outreach to potential beneficiaries. The quality of such information relates to, but is not limited to:

- How comprehensive the information is (e.g., that the information provided includes a variety of neighborhoods, including those with access to opportunity indicators)
- How up-to-date the information is (e.g., that the publicly supported housing entity is taking active steps to maintain, update and improve the information).
- Proactive outreach to widen the pool of participating rental housing providers, including both owners of individual residences and larger rental management companies.

At one time, the Kansas City area was served by a number of organizations providing housing information and counseling services. Due to decreases in federal and local funding, there are only a few such organizations serving the metro area.

United Way of Greater Kansas City offers the 2-1-1 service, helping to refer callers to housing and supportive services.

The Mid-America Regional Council worked with a national nonprofit, socialserve.com, to launch a website with affordable housing information, [www.kcmetrohousing.org](http://www.kcmetrohousing.org).

The Missouri Housing Development Commission has an online listing of affordable housing properties financed by that agency.

Through the Homelessness Task Force of Greater Kansas City and the three Continuum of Care organizations serving the metro area (Jackson County, Johnson County and Wyandotte County Continuums of Care), regular meetings are held with area landlords to encourage their participation in meeting the housing needs of households with housing challenges.

Because of the fragmented and diverse nature of the region quality information on housing opportunities is essential to improve housing choices for persons from protected classes. This is also a factor that can be addressed by a regional cooperative effort, which the region has considerable experience in doing.

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**Contributing Factor Identified:** Lack of Local Public Fair Housing Enforcement

**Housing Issues Impacted:** Fair Housing Enforcement, Outreach Capacity, and Resources; Segregation and Integration; Disproportionate Housing Needs

**Prioritization:** Medium

**Justification:**

This factor includes the enforcement actions by state and local agencies or nonprofits charged with enforcing fair housing laws, including testing, lawsuits, settlements and fair housing audits. A lack of enforcement is a failure to enforce existing requirements under state or local fair housing laws. This may be assessed by reference to the nature, extent, and disposition of housing discrimination complaints filed in the jurisdiction.

To our knowledge there is no failure of local or state agencies to enforce existing fair housing laws, although only Kansas City, MO has a specific enforcement agency dedicated to fair housing. However, limited funding does not often allow for testing, audits or other investigations unless a formal complaint is filed. (See the contributing factor: Lack of resources for fair housing agencies and organizations.) This is a medium priority with only funding being a major barrier to more robust enforcement.

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**Contributing Factor Identified:** Lack of Resources for Fair Housing Agencies and Organizations

**Housing Issues Identified:** Fair Housing Enforcement, Outreach Capacity, and Resources; Segregation and Integration; Disproportionate Housing Needs

**Prioritization:** High

**Justification:**

Insufficient resources for public or private organizations to conduct fair housing activities including testing, enforcement, coordination, advocacy, and awareness-raising is a major contributing factor to implementing a robust Fair Housing strategy. Fair housing testing has been particularly effective in advancing fair housing, but is rarely used today because of costs. Testing refers to the use of individuals who, without any bona fide intent to rent or purchase a home, apartment, or other dwelling, pose as prospective buyers or renters of real estate for the purpose of gathering information which may indicate whether a housing provider is complying with fair housing laws. "Resources" as used in this factor can be

either public or private funding or other resources. Also coordination mechanisms between different enforcement actors can be a major enforcement strategy.

There are insufficient resources for public and private organizations to conduct fair housing activities as described above. This is considered a high priority, especially in terms of supporting regional cooperation and joint strategies.

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**Contributing Factor Identified:** Difficulty in accessing quality jobs

**Housing Issues Identified:** Disparities in Access to Opportunity

**Prioritization:** High

**Justification:**

Access to quality jobs is a key contributing factor in perpetuating unfair housing practices and the consequences of such practices. Access to a quality job provides income to a household which increases their housing choices as well as their quality of life. This provides more options to either invest in distressed (R/ECAP) areas or move to areas of opportunities.

Access to jobs is not only a matter of good mobility options, such as access to public transportation. It is also access to the educational opportunities that provide the skills necessary to access quality jobs. For example, a number of Kansas City, MO, R/ECAPs are adjacent to areas of high job opportunity. However, these jobs generally require a college education, a qualification that protected class members often do not have. So in this example it is not the physical access to employment that is the problem, but the educational and experience level that inhibits access.

This is a high priority contributing factor that the region is devoting considerable resources and attention to addressing.

## **REGIONAL GOALS AND STRATEGIES**

**R1. Goal:** Expand the use of CDFIs and New Market Tax Credits in neighborhoods with concentrations of persons in protected classes and low income residents

**Contributing Factors:** Lack of private investment in specific neighborhoods

**Fair Housing Issues:** Segregation and Integration, Disproportionate Housing Needs, Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** By the end of 2018, convene LISC, AltCap, other sources of capital, MARC and CDBG communities to develop a strategy to expand the availability of the CDFI and NMTC resources to more neighborhoods with concentrations of low income and protected classes.

Within three years, work with the organizations that offer these capital resources to promote their availability in target neighborhoods to expand the use of these resources.

**Responsible Parties:** Cities of Kansas City, MO, Kansas City, Kans., Independence, Blue Springs, and Leavenworth; LISC, MARC, AltCap

**Discussion:** Lack of private investment in neighborhoods with high concentrations of people of color and low income contributes to keeping the region segregated, separates residents of these neighborhoods from opportunities and denies residents access to the full range of housing choice. This lack of investment also compounds over time further isolating these populations in increasingly poor conditions. Residents of neighborhoods throughout the five cities expressed a desire to focus on redevelopment of neighborhoods that have experienced disinvestment.

Providing more CDFI and New Market Tax Credit availability to distressed neighborhoods will increase private investment in neighborhoods and help to decrease segregation, provide increased housing choice to members of protected classes, and increase access to opportunity by bringing opportunities to these neighborhoods.

In 2018, MARC, regional partners, development finance experts and CDBG communities will jointly develop a strategy to expand the amount of CDFI and New Market Tax Credit resources available to targeted neighborhoods. During 2019, these parties will identify the necessary institutional and organizational capacity to expand the use of these resources. Within three years, the participating organizations will promote the availability of these additional CDFI resources to encourage private developers to invest in the targeted neighborhoods.

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**R2. Goal:** Establish [www.kcmetrohousing.org](http://www.kcmetrohousing.org) as a central location for the public to access fair housing information

**Contributing Factors:** Quality of affordable housing information programs, location and type of affordable housing

**Fair Housing Issues:** Segregation and Integration; Disparities in Access to Opportunity; Fair Housing Outreach Capacity, and Resources; Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** Convene cities and not-for profits the first quarter of 2017 to discuss the path to using the existing website as a central location for affordable housing and fair housing information. Approach the state of Missouri to support the central information resource throughout Missouri (the platform is provided by socialserve.com statewide in Kansas and Missouri) by the end of 2017.

**Responsible Parties:** MARC; cities of Kansas City, MO, Kansas City, KS, Blue Springs, Leavenworth, Independence; nonprofit information agencies

**Discussion:** Providing increased access to affordable housing information and fair housing information will help to address the quality of affordable housing information, increase access to affordable housing, decrease segregation, and increase access to opportunity.

The region established the website [www.kcmetrohousing.org](http://www.kcmetrohousing.org) as a central location for information on affordable rental housing in the region. It has been supported by the Homelessness Task Force of Greater Kansas City and the state of Kansas. There is a need for ongoing financial support from the state of Missouri (or Missouri side organizations) and to promote its use by area landlords and the public. The website has basic information about fair housing, but could be enhanced to be a central location for the public to learn about their rights under the Federal Fair Housing Act and how to receive assistance if they experience discrimination.

There are a number of organizations providing fair housing and other counseling services in the metro area. Having an agreed upon central location for fair housing information could help inform residents and direct them to counseling and other support to reduce discrimination. A central resource for affordable housing throughout the region could aid in helping low income and minority residents in their search for housing in opportunity areas, reducing segregation, and help individuals and families meet their housing needs.

Local governments and nonprofit organizations will continue to work to establish a central location where information is available on federal, state and local fair housing laws, how residents can recognize discriminatory actions, and how to secure assistance. Local governments and agencies providing information and referral services, including 3-1-1 call centers and United Way 2-1-1, would have trained call takers and the information about fair housing displayed on their websites with a link to the central resource.

MARC will work with local governments to expand use of [www.kcmetrohousing.org](http://www.kcmetrohousing.org) as a central location for fair housing information and to secure commitments from state and local governments and agencies to promote the website as both a site for information on affordable housing and fair housing.

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**R3. Goal:** Establish a fair housing education program for landlords, realtors, and lenders

**Contributing Factors:** Quality of affordable housing information programs, lack of local public fair housing enforcement, lack of resources for fair housing agencies and organizations

**Fair Housing Issues:** Segregation and integration; Fair Housing Enforcement, Outreach Capacity, and Resources; Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** During the first half of 2018 convene local governments, nonprofits and state agencies to develop a strategy for coordinating fair housing education programs and ramp up education to lenders, realtors and landlords. During the first half of 2017 convene lenders, Realtors and landlords to discuss how best to provide education to their members on fair housing practices. By the end of 2018 implement an annual education program for landlords, Realtors and lenders. During 2017 at the time that HUD issues a NOFA for fair housing grants, prepare a grant application to support fair housing education and/or enforcement.

**Responsible Parties:** MARC; cities of Kansas City, MO, Kansas City, KS, Blue Springs, Leavenworth, Independence

**Discussion:** A key point in the housing process that is critical to fair housing practices is the role played by landlords, Realtors and lenders. It is critical that these stakeholders understand, comply with, and advocate for these fair housing practices if protected classes are going to be able to access opportunities and meet their housing needs. This will also greatly enhance enforcement effectiveness in the region or obviate the need for it.

Local governments and nonprofit organizations work together to develop an ongoing educational program for landlords, Realtors and lenders on the Fair Housing Act and local fair housing laws.

KCMO Human Relations and MARC will convene local governments, state agencies and nonprofit agencies to discuss ways to better coordinate educational programs. Once they have developed a coordinated strategy they will meet with organizations representing landlords, Realtors and lenders to get their input and commitment to participate in such education programs and advocate these programs to their members.

If the cities can obtain additional resources in order to enhance regional fair housing coordination and programming it will lead to increased fair housing enforcement and outreach, which, in turn, will lead to reduced segregation and improved housing choices for protected classes.

If HUD issues a call for applications, partners will prepare a regional grant application in order to enhance coordinated regional fair housing services to support other goals in the AFFH and improve enforcement and education programs.

MARC, the Kansas City, MO, Human Relations Department and the cities of Blue Springs, Kansas City, KS, City of Leavenworth, and Independence will put work together a regional fair housing enhancement strategy and a grant proposal to fund the strategy. With a successful application the regional fair housing enhancement program would begin in 2018.

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**R4. Goal:** Advocate to Missouri Housing Development Commission and Kansas Housing Resources Commission to include universal design standards beyond HUD and ADA minimums in their projects

**Contributing Factors:** Lack of affordable, accessible housing for the disabled, lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Disability, Disproportionate Housing Needs

**Metrics, Milestones, Timeframe:** In the first quarter of 2017 convene cities to meet with MHDC and KHRC about their policies in encouraging or requiring accessibility in new or substantially renovated housing developments. Depending on information obtained from the state agencies, develop recommendations to promote additional requirements for universal design in the LIHTC projects. Anticipate adoption of these increased requirements by the end of 2017.

**Responsible Parties:** MARC, cities of Blue Springs, Leavenworth, Independence, Kansas City, KS, and Kansas City, MO. Key participants are MHDC and KHRC.

**Discussion:** A lack of affordable, accessible housing units can be addressed if the state housing agencies would include requirements in the granting of Low Income Housing Tax Credits requirements for universal design that extend beyond HUD and ADA minimum requirements.

Local governments will encourage the state housing agencies to incorporate universal design standards beyond HUD and ADA minimum requirements in their review criteria for project selection of LIHTC supported projects. Local governments participating in the plan will work with MARC's Kansas City Communities for All Ages program to develop information to support this recommendation.

MARC will assist the cities in meeting with the state housing agencies to discuss universal design and then develop recommendations for the state agencies as necessary follow up to the meetings.

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**R5. Goal:** Work with local housing authorities to explore a regional approach to housing voucher utilization

**Contributing Factors:** Location and type of affordable housing; lack of affordable, accessible housing for the disabled; lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Disproportionate Housing Needs, Segregation and Integration, Disparities in Access to Opportunity, Publicly Supported Housing Location and Occupancy

**Metrics, Milestones, Timeframes:** In the first half of 2017 meet with housing authorities and discuss the merits, obstacles, and path to a regional approach to housing voucher utilization. Assuming that this convening results in a commitment to proceed jointly, support the PHAs in the second half of 2017 with implementation to begin as appropriate on the timeline established by the PHAs.

**Responsible Parties:** MARC, public housing authorities, cities of Leavenworth, Independence, Kansas City, MO, Blue Springs, Kansas City, KS

**Discussion:** Having a regional approach to housing voucher utilization can have a significant impact in opening up housing options for protected classes. This would aid persons to locate in opportunity areas, decrease concentrations of poverty, and lessen segregation in the metro area.

The Housing Authority of Kansas City, Missouri convened representatives of local public housing authorities in late September to explore options for a regional approach to housing voucher utilization. A second meeting, again hosted by the HAKC, is pending.

MARC, public housing authorities, and local governments will jointly meet to review current local approaches and approaches used in other regions to establish a regional approach and discuss steps to increase coordination, and support voucher holders in selecting housing options in opportunity areas.

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**R6. Goal:** Develop model zoning code for smaller homes on smaller lots and small (4-12 unit) multifamily

**Contributing Factors:** Land-use and zoning laws, location and type of affordable housing, difficulty in accessing quality education

**Fair Housing Issues:** Disparities in Access to Opportunity, Segregation and Integration, Disproportionate Housing Need

**Metrics, Milestones, Timeframes:** In 2019, MARC will work with the five cities to develop model codes using its sustainable code framework (<http://www.marc.org/Regional-Planning/Creating-Sustainable-Places/Tools/Sustainable-Code-Framework>) that address siting smaller homes on smaller lots and encouraging small scale multifamily projects in retail and residential areas. Once developed and reviewed by cities, MARC will present it to local government planning committees and elected officials starting in 2019.

**Responsible Parties:** MARC, local government planners from the five cities

**Discussion:** By facilitating the development of smaller single family and multifamily housing the model codes will provide more information to cities to guide decisions about ways to support affordable housing opportunities in more places around the metro area and in communities, and provide additional access for protected classes to opportunities.

MARC will develop model codes that would allow local governments to encourage smaller homes on smaller lots in some locations and also facilitate the construction of small (4-12 units) multifamily projects in appropriate residential and commercial areas. They will then provide a series of presentations to planners, planning commissions, and elected officials on the merits of the model codes.

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**R7. Goal:** Develop regional housing locator service to help voucher holders find the most appropriate housing.

**Contributing Factors:** Location and type of affordable housing; lack of affordable, accessible housing for the disabled; lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Disproportionate Housing Needs, Segregation and Integration, Disparities in Access to Opportunity, Publicly Supported Housing Location and Occupancy

**Metrics, Milestones, Timeframe:** While meeting with the housing authorities in the first half of 2017 to discuss a regional approach to housing voucher utilization, the discussions will include establishing a housing locator service for voucher users. The locator service would be launched by the end of 2017.

**Responsible Parties:** MARC, public housing authorities, cities of Leavenworth, Independence, Kansas City, MO, Blue Springs, Kansas City, KS

**Discussion:** Having a regional housing locator program will help voucher users, particularly those in protected classes, identify suitable housing choices throughout the region. This would aid persons to

locate in opportunity areas, decrease concentrations of poverty, and lessen segregation in the metro area.

Local public housing authorities and other housing program managers will utilize a new regional housing locator service to help those with vouchers to identify the most appropriate housing to meet their household's needs, including units in opportunity areas closer to jobs, quality education and transportation.

This initiative will parallel and complement the development of a regional approach to housing voucher utilization. Both issues will be discussed at a meeting of housing authorities, cities and MARC the first half of 2017. The locator service will then be launched the second half of 2017.

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**R8. Goal:** Develop model zoning codes to encourage accessible affordable housing units near transit or other key services at activity centers

**Contributing Factors:** Land-use and zoning laws, location and type of affordable housing, access to transportation for persons with disabilities

**Fair Housing Issues:** Disparities in Access to Opportunity, Segregation and Integration, Disproportionate Housing Need

**Metrics, Milestones, Timeframes:** In 2019, MARC will work with the five cities to develop model codes using its sustainable code framework (<http://www.marc.org/Regional-Planning/Creating-Sustainable-Places/Tools/Sustainable-Code-Framework>) that address siting affordable housing near transit or other key services at activity centers. Once developed and reviewed by cities, MARC will present it to local government planning committees and elected officials starting in 2018. This will be coordinated with the development and presentation of model codes intended to facilitate the construction of small single family and multifamily housing units.

**Responsible Parties:** MARC, local government planners from the five cities

**Discussion:** By facilitating the development of accessible, affordable housing units adjacent to transit will increase access to opportunity.

MARC will develop model codes that will allow local governments to allow for the location of affordable housing units adjacent of public transit or other key services at activity centers. MARC and the cities will offer a series of presentations to planners, planning commissions, and elected officials on the merits of the model codes. This goal will be coordinated with the goal addressing the facilitation of model codes for the development of smaller housing units.

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**R9. Goal:** Develop model incentive policy to require any multi-unit housing construction or substantial renovation receiving a public subsidy to include some affordable, accessible units that meet universal design standards

**Contributing Factor:** Lack of affordable, accessible housing for the disabled; lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Disability, Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** MARC, during the first half of 2019, will work with the five cities to develop a model public incentive policy requiring affordable, accessible housing units as a part of any multi-unit development receiving such incentives. Once developed and reviewed by cities, MARC will present it to local government development and building officials and elected officials starting in 2019.

**Responsible Parties:** MARC, local government building inspectors and CDBG officials

**Discussion:** Local governments provide a variety of incentives to encourage development. By requiring provision of accessible units in new or substantially renovated multi-unit developments, the cities would leverage these incentives to create affordable, accessible housing units increasing housing choices for persons with disabilities. The design of this model policy will require working with development and building officials.

MARC and the five cities will work with development and building officials to develop a model incentive policy that requires multi-unit developments that receive a public incentive to include affordable, accessible housing units. Once developed the incentive will be reviewed by a wider audience of stakeholders. MARC will then present the incentive policy at workshops and to development, building and elected officials.

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**R10. Goal:** Promote use of KC Degrees and KC Scholars to help adults in protected populations return to and complete college

**Contributing Factors:** Difficulty in accessing quality education

**Fair Housing Issues:** Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** MARC and the Ewing Marion Kauffman Foundation launched KC Degrees and KC Scholars programs in late September 2016 to help adults in the community, particularly protected class members, to return to and complete their college education. In late 2016 and early 2017 MARC will make cities aware of how cities can participate in the program. In 2017 assist participating local governments in encouraging adults to return and complete college, including members of their own workforce.

**Responsible Parties:** MARC, Kauffman Foundation, participating cities (to be determined after MARC meets with cities), local vocational schools, community colleges, local universities

**Discussion:** There are over 300,000 adults in the metro area that started college but never finished. By helping low income and protected class adults return and complete college these adults will be able to access educational opportunities more easily and then expand their employment and career possibilities.

The five cities will support the implementation of the new KC Degrees and KC Scholars programs to help minority and low-income adults with some college but no degree to receive intensive counseling and financial help to return to college and complete a high quality credential or degree.

MARC's GradForceKC and the Ewing Marion Kauffman Foundation just launched two new programs in to help minority and low-income adults with some college but no degree to achieve post-secondary attainment. Local governments will assist in promoting the new programs to their residents, and as employers, consider helping employees increase their skills and career potential through the programs. Local governments participating in this plan may offer tuition benefits for employees to support post-secondary attainment.

MARC will make cities and other organizations aware of the program and then ask them to participate in two ways: 1) encourage residents to participate in these programs and 2) encourage and assist their own employees to participate.

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**R11. Goal:** Continue to develop and refine the education and job training component of KC Rising and provide guidance to local institutions in targeting these efforts

**Contributing Factors:** Difficulty in accessing quality education, Difficulty in accessing quality jobs

**Fair Housing Issues:** Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** In 2017 KC Rising will focus on trade sectors (life sciences; engineering, architecture and construction; advanced manufacturing) where there are substantial opportunities to create and fill quality jobs. This focusing includes identify educational qualifications, developing training programs matched to the qualifications, and focusing on attracting and expanding industries in this sector. This is a cyclical program with two to three industries focused on each year. Metrics will include the number of industries reviewed each year, the number of persons from protected classes trained and placed in quality jobs, and the number of quality jobs created.

**Responsible Parties:** KC Rising, MARC, Civic Council, Area Development Council, job training programs, economic development organizations

**Discussion:** Creating quality job opportunities and connecting persons of protected classes to these opportunities through education provides households with increased income thus providing additional housing choice and improved access to other opportunities.

To maximize the synergy of civic efforts, local governments will focus on attracting, retaining, and expanding jobs in the sectors identified by KC Rising, a business-led effort to increase the region's economic competitiveness - life sciences, animal health, health IT, logistics, advanced manufacturing, finance, engineering, architecture, and construction. These sectors were chosen both for their importance to the regional economy and for their capacity to create good jobs as defined above.

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Not only does this initiative focus on attracting and expanding quality jobs in key industries, but also in training persons of protected classes to fill these jobs. The process is to 1) select the key industries with growth potential in quality jobs, 2) identify the educational and certification requirements for workers in this industry, 3) provide expanded training opportunities to meet these requirements, and 4) attract new firms in this industry and help existing firms expand. This is all done on an annual cycle with 2 to 3 industries cycling through each year.

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**R12. Goal:** Form partnerships between local governments, private employers, and neighborhood organizations to develop transportation options that connect low income and protected populations living in concentrated areas of poverty with job opportunities

**Contributing Factors:** Difficulty in accessing quality jobs

**Fair Housing Issues:** Disparities in Access to Opportunity

Metrics, Milestones, Timeframes: In early 2017 MARC will convene transit agencies, cities, and employers to discuss employer worker needs and how potential employees in R/ECAPs and adjacent areas can be connected to employers in opportunity areas to advance innovative transportation options. By the end of 2017, MARC and the transit agencies will develop a number of options and present these to employers and cities and develop a strategy to implement the most promising options. In 2018 cities, transit agencies, and employers will begin steps to implement these options.

**Responsible Parties:** MARC, KCATA, Unified Government Transit, Independence Indebus, employers

**Discussion:** Connecting persons of protected classes to job opportunities through better transportation connections provides households with increased income thus providing additional housing choice and improved access to other opportunities.

Local governments participating in this plan will work with MARC, KCATA, and other transit providers to outline transportation options, and engage employers to support special transportation services and improvements to public transit services to best meet needs.

All of the regional partners will engage during 2017 in a process to identify the most promising options to connect people in protected class and concentrated areas of poverty with jobs in opportunity areas via innovative transportation strategies. The most promising options will be identified and in 2018 and subsequent years these options will be implemented and evaluated for their efficacy. Funding of these transportation innovations will be a major issue addressed in these strategies.

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**R13. Goal:** Update the regional transit plan and reconfigure transit routes to better connect affordable housing, and their protected population residents, with employment centers

**Contributing Factors:** Difficulty in accessing quality jobs

**Fair Housing Issues:** Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** MARC will complete the RideKC transit plan update by mid-2017. One specific goal is to double the number of jobs served by transit within ten years. Implementation of the RideKC transit plan will begin in 2017.

**Responsible Parties:** MARC, KCATA, Unified Government Transit, Independence Indebus, cities of Kansas City, MO; Independence; Kansas City, KS; Blue Springs; Leavenworth

**Discussion:** Connecting persons of protected classes to job opportunities through better transportation connections provides households with increased income thus providing additional housing choice and improved access to other opportunities.

Local governments participating in this plan will work with MARC and area transit agencies to update the RideKC transit plan and to implement changes in public transit services to better serve employment centers. The RideKC Regional Transit Plan will be completed by mid-2017. In particular, through a USDOT TIGER grant the RideKC Transit Plan will include a special strategy aimed at doubling the number of jobs connected to the regional transit system within ten years. Implementation of the plan and the special strategy will begin in 2017.

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**R14. Goal:** Develop informational materials for local governments and community organizations to use to educate the public about the need for affordable housing

**Contributing Factors:** Community opposition, Land-use and zoning laws, Location and type of affordable housing, Quality of affordable housing information programs, Lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Segregation and Integration; Disparities in Access to Opportunity; Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** In early 2017, the cities will meet with MARC, the Equity Network, LISC and housing nonprofits to develop an advocacy agenda and educational campaign around affordable housing. The group will identify resources during 2018, and by December 2018, this group will produce printed and digital materials in support of the advocacy agenda and education campaign. By December 2019, the advocacy agenda and informational campaign will be implemented.

**Responsible Parties:** MARC, cities of Leavenworth; Independence; Blue Springs; Kansas City, KS; Kansas City, MO; Equity Network; LISC

**Discussion:** A major impediment to developing affordable housing in close proximity to opportunities is community opposition and a lack of understanding about what is affordable housing and why it is an important component of any community's housing strategy. By educating the public, public sector officials, the business community, and community residents about the need for affordable housing this will potentially reduce opposition to additional units of affordable housing in opportunity areas. This will reduce segregation and the disparities in access to opportunity for households of protected classes.

The cities and MARC will work together to develop informational materials for local governments and community organizations to use to educate the public about the need for affordable housing, including but not limited to housing for teachers, police officers and retail workers in opportunity areas; housing for homeless families and youth; the disabled; and older adults.

MARC will work with the five cities, LISC, the Equity Network, and housing nonprofits to develop an advocacy agenda and educational campaign around affordable housing. This partnership will lead the educational campaign.

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**R15. Goal:** Establish metrics to meet fair housing and affordable housing goals

**Contributing Factors:** Lack of local public fair housing enforcement, Lack of resources for fair housing agencies and organizations

**Fair Housing Issues:** Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** In early 2017, the five cities will meet with MARC and the Regional Equity Network to identify appropriate metrics for the fair housing goals. MARC will work with the cities to put in place the appropriate mechanisms to collect and analyze the data for the identified metrics by mid-2018. At least once a year the cities, the Equity Network and MARC will meet to review the metrics and make adjustments in strategies and programs.

**Responsible Parties:** MARC, cities of Leavenworth; Independence; Blue Springs; Kansas City, KS; Kansas City, MO; Equity Network

**Discussion:** What gets measured gets done. By measuring outcomes of the goals identified in the AFFH plan and having in place a regional mechanism to review and act on these metrics the cities and MARC will assure that outcomes are achieved or programs and strategies adjusted so that each of the fair housing issues and contributing factors are addressed.

Local governments participating in the plan and MARC will convene community partners and identify metrics that measure both the plan's progress and the outcomes of more affordable housing that gives low income households and persons of color greater access to opportunity. This regional partnership will use [www.kcmetrohousing.org](http://www.kcmetrohousing.org) to monitor housing needs and resources. The cities and MARC will put in place the appropriate data collection and analysis apparatus so that the data and analysis can be produced in a timely and accurate manner. At least once a year the cities, the Equity Network and MARC will meet to review the metrics and make adjustments in strategies and programs.

## **LOCAL GOALS**

### **Local AFFH GOALS**

From the contributing factors, the five cities participating in this plan have selected a number of them as the foundation for their regional Affirmatively Furthering Fair Housing Strategy. Selection of the contributing factors and their related goals was based on the following criteria:

- The priority assigned to the contributing factor by the public and local officials
- The extent to which the contributing factor has impacted one or more fair housing issues
- The ability to achieve the goals needed to effectively address the contributing factor
- The disparities faced by different protected classes
- The change that can be reasonably expected by addressing the contributing factor
- Address a range of factors for the various dimensions of fair housing

The cities of Kansas City, KS; Leavenworth, KS; Independence, MO; Blue Springs, MO; and Kansas City, MO have chosen the following goals as the core of their local Affirmatively Furthering Fair Housing Strategies.

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## **Blue Springs, Missouri**

**BS1. Goal:** Increase funds as needed for the minor home repair needs of older adults and members of protected classes that are low-income to allow more homes to be fixed through the Minor Home Repair Program (MHRP).

**Contributing Factors:** Deteriorated and abandoned properties, Lack of private investment in specific neighborhoods

**Fair Housing Issues:** Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** Provide funding for a minimum of 12 MHRP applications/year. Maintain and expand if necessary MHRP through the next five years

**Responsible Parties:** City of Blue Springs

**Discussion:** By providing minor home repair assistance to older adults and members of protected classes this program prevents housing deterioration and helps to meet the disproportionate housing needs of these groups.

The City of Blue Springs currently utilizes CDBG funds to administer a Minor Home Repair Program. The City has allocated funding for up to 12 low-mod income homeowners over the past 3 program years (2014-2016). Minor Home Repair funds assist homeowners with minor repairs to the exterior and may include walls/siding, windows, roofing, painting, railings, and steps.

The city will continue to allocate resources for a minimum of 12 minor home repairs each year and annually review the need for additional allocations of resources.

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**BS2. Goal:** Provide resources such as technical assistance, volunteer services, and possible grants that low-income older adult homeowners can use to avoid property code violations.

**Contributing Factors:** Lack of private investment in specific neighborhoods, Lack of affordable, accessible housing for the disabled

**Fair Housing Issues:** Disproportionate Housing Needs, Disability

**Metrics, Milestones, Timeframes:** Year 1 establish procedures to Coordinate with Codes Administration to make sure any eligible repair with a code enforcement violation is made aware of the MHRP and identify potential volunteer resources. Maintain initiative through next five years.

**Responsible Parties:** City of Blue Springs

**Discussion:** Providing assistance to older adults, disabled and low income home owners who do not have the resources to address code violations will provide added investment in neighborhoods, provide additional housing opportunities for the disabled, and address disproportionate housing needs of protected classes and the disabled.

The City of Blue Springs developed the Minor Home Repair Program in 2009 after the adoption of a new Property Maintenance Code. The program is intended to assist low-income homeowners that do not have the financial resources or physical ability to make home repairs, some of which may have received code violation notices. Staff gives low-income homeowners the opportunity to apply for the Minor Home Repair Program if they cannot afford to make the needed repairs (if the needed repairs are covered under the program).

The city in 2017 will establish the appropriate coordination with its code enforcement program and identify potential volunteers that can assist homeowners that have code enforcement issues, but not the resources to address them. In subsequent years the city will apply these resources to the issue and continually assess the program's effectiveness.

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**BS3. Goal:** Review local zoning codes to incentivize the construction of accessible units in higher density, mixed-use locations and to allow for a broader range of affordable housing options for older adults and protected classes, including accessory dwellings and co-housing.

**Contributing Factors:** Land use and zoning laws, Location and type of affordable housing, Lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Disproportionate Housing Needs, Access to opportunity, Disabled

**Metrics, Milestones, Timeframes:** Ensure that all multi-family housing developments meet minimum ADA requirements. Spring 2017 – explore opportunities for expanding the Minor Home Repair Program to include ADA retrofits for single-family homes. Summer 2017 – complete universal design standards recommendations that can be made available to the development community. Fall 2017 – review the UDC for any updates needed to incentivize (re)development. Ongoing – encourage developers of multi-family housing to provide additional ADA units.

**Responsible Parties:** City of Blue Springs

**Discussion:** Reviewing and changing the zoning and land use ordinances, where appropriate, will assure that these ordinances are not a barrier to the development of affordable and accessible housing units, thus addressing disproportionate housing needs and improving access to opportunity.

The City of Blue Springs adopted a new Comprehensive Plan in 2014 and a new Unified Development Code (UDC) in 2015 to increase flexibility in types of development in the community, including expanded options for multi-family, mixed-use, and higher-density developments. Accessory dwellings for single-family houses are also permitted in an effort to add affordable housing stock in existing neighborhoods, especially for senior citizens that desire independence while still being close to family for support. Since the UDC update is still new, not all development types have been tested and additional refinement could be needed over time based on future experiences. The City will also encourage developers of multi-family housing to increase the number of accessible units provided beyond what is required by ADA, however, it is not mandated that they do so. The City will also encourage the use of universal design principles in new developments.

Code review and implementation will take place in Year 1 (2017) and the changes and actions identified in Year 1 will be implemented in the subsequent years.

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**BS4. Goal:** Target outreach that serve members of protected classes that are low-moderate income residents to take advantage of the First Time Home Buyers (FTHB) program which provides up to \$3,000 in financial assistance and homeownership education.

**Contributing Factors:** Location and type of affordable housing, Lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Disproportionate Housing Needs, Access to opportunity

**Metrics, Milestones, Timeframes:** Provide funding for a minimum of 12 FTHB applications/year. Annually review program to assure its adequacy. Maintain existing FTHB program and expand if needed for 2017 – 2021.

**Responsible Parties:** City of Blue Springs

**Discussion:** Providing first time home buyers assistance to protected class members helps to address disproportionate housing needs and improves access to opportunity by providing more affordable housing opportunities in more places.

The City of Blue Springs currently utilizes CDBG funds to administer a First Time Home Buyers program. The City has allocated funding for up to 13 low-mod income eligible home buyers over the past two years (2014 and 2015) and has proposed funding for 15 low-mod income eligible home buyers in 2016. The program provides up to \$3,000 in closing costs and down payment assistance (\$1,500 max. for down payment) and includes a homeownership education course. The FTHB program encourages stability for both neighborhoods and homeowners.

The city will put in place new marketing materials and strategies to reach out to members of protected classes to make sure they are aware of the FTHB and how to apply. The city will also evaluate both the FTHB and marketing to make sure it is being effectively applied and adequately funded.

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## **Independence, Missouri**

**Indep1. Goal:** Adopt a formal reasonable accommodation policy for housing that informs and provides clear direction to persons with disabilities on the process for making a reasonable accommodation request

**Contributing Factors:** Lack of affordable, accessible housing for the disabled, Location and type of affordable housing, Lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Segregation and Integration; Disparities in Access to Opportunity; Fair Housing Enforcement, Outreach Capacity, and Resources, Disabilities

**Metrics, Milestones, Timeframes:** Within one year adopt a reasonable accommodations policy by ordinance.

**Responsible Parties:** City of Independence, Citizens with Disabilities Commission

**Discussion:** A reasonable accommodations policy will increase the ability for the disabled to access affordable and accessible housing and a variety of opportunities that may have been closed off to them.

Within the first year of the AFFH strategy the city of Independence will adopt a reasonable accommodation policy to improve housing and opportunity access for the disabled. Following adoption the city will work with community organizations to make the disabled community aware of the policy and how to use it.

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**Indep2. Goal:** Implement newly adopted Independence Rental Ready property conditions inspection program to insure decent, safe & sanitary rental housing conditions City-wide

**Contributing Factors:** Deteriorated and abandoned properties, Lack of affordable, accessible housing in a range of unit sizes, Location and type of affordable housing

**Fair Housing Issues:** Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** Within one year fully implement Rental Ready inspection program

**Responsible Parties:** City of Independence

**Discussion:** By implementing the newly adopted Rental Ready program this will assist the city in assuring that rental housing units, including those of protected class members, are safe and sanitary and will help meet their housing needs. The housing units affected are most likely to be occupied by members of protected classes.

The city will implement the newly adopted Independence Rental Ready property conditions inspection program to insure decent, safe & sanitary rental housing conditions City-wide. This involves putting in place the appropriate staff resources and procedures. This will be accomplished the first year. Following the first year the city will continue to implement the program and annually review and modify the program as needed.

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**Indep3. Goal:** Implement the 24 Highway Fairmount Business District Plan in partnership with MARC's Planning Sustainable Places Program with a focus on identifying and prioritizing needed public improvements that will enhance existing transportation systems, further complete street objectives, and create economic opportunity for area disadvantaged persons and minority populations in furtherance of this goal.

**Contributing Factors:** Impediments to mobility, Lack of private investment in specific neighborhoods,

**Fair Housing Issues:** Access to Opportunity

**Metrics, Milestones, Timeframes:** Complete Fairmount Business District Plan in 2017. Implement in following years based on funding availability.

**Responsible Parties:** City of Independence, Fairmount Community, MARC, MODOT, KCATA

**Discussion:** Increased economic opportunity and mobility for a challenged neighborhood will provide protected class members with new job and service opportunities and new mobility opportunities that will help improve access to opportunity.

The city of Independence has worked with a number of groups and agencies, including the Fairmount community, to develop and now implement a sustainable strategy to increase economic opportunity and mobility for those in a disinvested neighborhood. The project will be completed in 2017.

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**Indep4. Goal:** Complete the City of Independence Comprehensive Plan update, utilizing a robust community engagement process to identify neighborhood, housing choice, transportation and economic development needs and goals

**Contributing Factors:** Lack of private investment in specific neighborhoods, Impediments to mobility, Location and type of affordable housing

**Fair Housing Issues:** Access to Opportunity

**Metrics, Milestones, Timeframes:** The comprehensive plan will be completed in 2017. The city of Independence will then work in the following years to implement the comprehensive plan.

**Responsible Parties:** City of Independence

**Discussion:** By providing a comprehensive plan the city will be able to address housing choice, economic development, and transportation which will provide more access to opportunity for all Independence residents, including those in protected classes. The plan will also help Independence's ongoing efforts to invest in older neighborhoods where most of the protected classes reside.

The city of Independence will complete its citywide comprehensive plan, which has relied heavily on a robust community engagement strategy. The plan addresses such key topics for fair housing as housing choice and access to mobility and economic opportunity. After completion in 2017 the city will devote its attention to implementing the comprehensive plan. This will require a broad public/private/community effort over a sustained period of time.

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## **City of Leavenworth, Kansas**

**Lev1. Goal:** Establish a City contact for human relations concerns related to fair housing

**Contributing Factors:** Lack of resources for fair housing agencies and organizations, Lack of local contact for fair housing assistance

**Fair Housing Issues:** Segregation and Integration, Fair Housing Enforcement, Outreach Capacity and Resources

**Metrics, Milestones, Timeframes:** During 2017 determine best city division to address fair housing and identify individual to oversee fair housing concerns. Once appropriate responsibilities have been identified petition City Commissioners to re-establish human relations contact in city.

**Responsible Parties:** City of Leavenworth

**Discussion:** Having a specific division and person responsible for fair housing issues will help to make sure that fair housing requirements are enforced as well as provide attention to proactive fair housing strategies.

City staff will develop an administrative strategy for providing increased focus on fair housing issues by identifying a responsible division within the city and an appropriate person to assume these responsibilities. Once developed, city administration will present the strategy to the city council for adoption. It is anticipated this will be accomplished within the first year. Once adopted the City will continue to review the functioning of this new role and adjust priorities as necessary.

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**Lev2. Goal:** Revise the rental housing licensing program and strengthen code enforcement for basic habitability in rental housing

**Contributing Factors:** Deteriorated properties, Disproportionate housing needs

**Fair Housing Issues:** Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** Starting in 2017 the city will review and analyze process to put in place an enhanced rental housing licensing program. Once adopted, estimated to be 2019, the staff will focus on implementing and applying the new policy and requirements.

**Responsible Parties:** City of Leavenworth, landlords, property management companies, community service organizations

**Discussion:** The city is 50% rental units with a strong landlord group. The current licensing program established in 2009 is obsolete. Putting in place an enhanced rental housing program will help to address disproportionate housing needs, deteriorated properties.

Research best practices in other Kansas cities and other similar cities in the metro area and Midwest. Discuss challenges with rental housing with a focus group of area landlords and renters to get ideas on what changes to current city regulations would be most effective. Work with City Manager, City Planner, City Clerk to design program. Hold working session with City Commissioners to garner input. Present idea to community groups for refinement. Present revised licensing program to commissioners for adoption.

Work will begin in 2017 and it is planned that the enhanced rental licensing program will be put in place by 2019.

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**Lev3. Goal:** Revise economic development policies and incentives to prioritize efforts to attract and support businesses that provide well-paying jobs

**Contributing Factors:** Difficulty in accessing quality jobs

**Fair Housing Issues:** Access to Opportunity

**Metrics, Milestones, Timeframes:** Rewrite economic development incentive policy to include weighted incentives for well paying, high quality jobs. City Commission will adopt new policy and all incentive requests will be reviewed for this component. This will be accomplished in 2017.

**Responsible Parties:** City of Leavenworth

**Discussion:** City residents have access to a limited number of well-paying jobs and often travel long distances to work. Local market dictates what jobs are ultimately available. With more focus on well-paying jobs members of protected classes will have access to better career and income opportunities.

The city will rewrite its economic development incentive policy to include weighted incentives for well-paying, high quality jobs. The city will use the work of KC Rising, the regional economic strategy, to identify the industries and jobs that will provide the focus. The City Commission will adopt the new policy and all incentive requests will be reviewed for this component. This will be accomplished in 2017.

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**Lev4. Goal:** Form partnerships between the City of Leavenworth, MARC, KCATA, United Way of Leavenworth County and local nonprofits to develop public transportation options to connect residents within Leavenworth and to regional destinations

**Contributing Factors:** Impediments to Mobility, Difficulty in Accessing Quality Jobs

**Fair Housing Issues:** Access to Opportunity

**Metrics, Milestones, Timeframes:** Work with KCATA and MARC to develop a transportation strategy (2017-2018). Implement system strategy (2019 – 2021).

**Responsible Parties:** City of Leavenworth staff and officials, Leavenworth County Officials, KCATA, United Way of Leavenworth County, MARC, City of Leavenworth employers

**Discussion:** Access to jobs in the larger metro area is an important element in creating opportunity, not just for members of protected classes, but all residents. Implementing a transportation strategy in partnership with business and regional transportation partners will help members of protected classes access opportunities including jobs, health services, and other services.

Work with KCATA and MARC to do a transportation study and estimate costs. Determine Ride Share van pools and other programs that could assist in the City transportation goals. Coordinate with

Leavenworth County and regional stakeholders to bring a bigger presence to the program. Create a system from options that are financially viable. Operate selected transportation models. Strategy development will occur during 2017 and 2018 and phased implementation based on need and resources will occur during 2019-2021.

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## **Kansas City, Kansas**

**KCK1. Goal:** Target the use of CDBG funds to support minor home repair for low-income, members of protected classes, and elderly homeowners to enable them to maintain their properties

**Contributing Factors:** Deteriorated and abandoned properties, Lack of private investment in specific neighborhoods

**Fair Housing Issues:** Disproportionate Housing Needs. R/ECAPs

**Metrics, Milestones, Timeframes:** Review annually the feasibility of increasing CDBG and adding other resources to be allocated to the minor home repair program. This will be done as a part of the annual planning process and will begin in 2017.

**Responsible Parties:** City of Kansas City, KS

**Discussion:** By providing minor home repair assistance to older adults and members of protected classes this program prevents housing deterioration and helps to meet the disproportionate housing needs of these groups.

As a part of its annual CDBG planning process the city will review use of the minor home repair program and determine if other funds can be allocated to the program in order to increase the number of homes repaired that are owned by low income and members of protected classes, particularly the elderly.

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**KCK2. Goal:** Evaluate and, if necessary, provide resources to support low-income and protected class homeowners, especially the elderly and disabled, who may have property maintenance code violations, particularly in R/ECAPs

**Contributing Factors:** Lack of private investment in specific neighborhoods, Lack of affordable, accessible housing for the disabled

**Fair Housing Issues:** Disproportionate Housing Needs, Disability, R/ECAPs

**Metrics, Milestones, Timeframes:** In 2017 provide the UG Commission with report on the need for CDBG and other funds assistance to homeowners to address code violations. Based on report, consider allocation of CDBG and other funds to this programming during the annual planning process. If approved, beginning in 2018, implement the program with coordination between the Neighborhood Resource Center and the Community Development Department.

**Responsible Parties:** City of Kansas City, Kansas

**Discussion:** Providing assistance to low income and protected classes, particularly older adults and disabled, home owners who do not have the resources to address code violations will provide added investment in neighborhoods, provide additional housing opportunities for the disabled, and address disproportionate housing needs of protected classes and the disabled.

In 2017 the city will assess with its Neighborhood Resource Center and the Community Development Department the need for CDBG and other resources to address code violations where homeowners; particularly people of color, the disabled and older adults, who do not have the resources to make repairs on their own. The results of this analysis will be included in annual CDBG planning processes. If approved, the resulting program beginning in 2018 will be coordinated between the Neighborhood Resource Center and the Community Development Department.

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**KCK3. Goal:** Work with LISC to expand the resources in LISC’s new Pre-Development Fund to support new or renovated housing in disadvantaged (R/ECAPs) neighborhoods in Kansas City, KS

**Contributing Factors:** Lack of private investment in specific neighborhoods, Deteriorated and abandoned properties, Location and type of affordable housing, Lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** R/ECAPs, Disproportionate housing needs

**Metrics, Milestones, Timeframes:** In 2017, working with LISC and learning from their initiative in Kansas City, MO, develop a strategy to create a Pre-Development Fund for Kansas City, KS. Raise funds in 2017-2018 and begin to fund projects thereafter.

**Responsible Parties:** Unified Government of Wyandotte County/Kansas City, Kansas (UG); LISC; community development corporations

**Discussion:** Creating a pre-development fund will help spur private investment in R/ECAPs and help to address housing needs of members of protected classes.

In 2017, working with LISC and learning from their initiative in Kansas City, MO, develop a strategy to create a Pre-Development Fund for Kansas City, KS. In 2017 and 2018 Unified Government, LISC, and community development corporations will raise funds and develop detailed investment policies for the fund. If successful, the fund will begin operations in 2018 and will work with CDCs and private developers to initiate new development projects in R/ECAPS and other disadvantaged neighborhoods.

**KCK4. Goal:** Evaluate KCK building codes to consider changes that enable more than the federal requirements for ADA compliance to be addressed in new housing construction and encourage universal design

**Contributing Factors:** Lack of affordable, accessible housing for the disabled

**Fair Housing Issues:** Disability

**Metrics, Milestones, Timeframes:** KCK will evaluate their building codes to determine the extent to which the needs of disabled persons are addressed in new housing construction, and as needed, consider changes to the codes. Undertake review in the 2<sup>nd</sup> quarter of 2018.

**Responsible Parties:** UG Neighborhood Resource Center, Urban Planning and Zoning Department

**Discussion:** Including accessibility requirements for new housing will expand housing options for the disabled. The UG's Neighborhood Resource Center and Urban Planning and Zoning Departments will assess current building codes and recommend to UG commission changes that will enhance accessibility of new housing and encourage universal design. If approved, these changes will be incorporated into building requirements in 2019.

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**KCK5. Goal:** KCK will promote services, including career exploration, mentoring, and experiential learning to enable middle and high school students to better prepare for careers

**Contributing Factors:** Difficulty in Accessing Quality Education

**Fair Housing Issues:** Access to Opportunity

**Metrics, Milestones, Timeframes:** The UG will work with KCK USD 500 to advance their Diploma Place Program and will support other career education programs with other local school districts. This is an ongoing effort.

**Responsible Parties:** Unified Government, KCK USD 500, Piper USD 203, Turner USD 202, KCK Community College and Donnelly College

**Discussion:** Promoting specific programs to connect youth of protected classes to college opportunities is a key way to improve access to opportunity.

The UG has been working with USD 500 to support its Diploma Place Program and other programs, such as the College Advising Corps, that low-income and minority students gain access to college. The city/county government will continue to support these initiatives and evaluate new approaches for local school districts.

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**KCK6. Goal:** Local governments should adopt economic development strategies that target development, retention and expansion of firms and industries that provide good jobs — ones that both have low barriers to entry and provide clear career paths to a living wage.

**Contributing Factors:** Difficulty in accessing quality jobs

**Fair Housing Issues:** Access to Opportunity

**Metrics, Milestones, Timeframes:** In 2017 KCK, along with its economic development partners, will review its economic development policies and strategies to make sure it is focusing on quality jobs, and high wages with a career path in a growing industry.

**Responsible Parties:** Unified Government, Wyandotte County Economic Development Corporation

**Discussion:** Focusing on creating and attracting quality jobs will help members of protected classes' access opportunity and quality housing. The UG already works with its economic development partners to create and attract jobs to the area. These partners will review its strategies and policies to see if they are focused on quality jobs, particularly as defined by the KC Rising initiative.

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**KCK7. Goal:** Include evaluation of access to community resources for low income and protected persons into comprehensive planning processes

**Contributing Factors:** Location and type of affordable housing

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** 2017 develop a process to include access to resources for low income and persons of protected classes into local and comprehensive planning processes. Implement this process in 2018-2021.

**Responsible Parties:** City of Kansas City, Kansas

**Discussion:** The city will foster more access to opportunity for protected classes by including this objective as a specific element in its planning processes.

In 2017 the city and particularly its planning department will review its citizen participation process to include access to resources for low income and persons of protected classes into local and comprehensive planning processes. The city will implement this process in 2018-2021.

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**KCK8. Goal:** Adopt and implement complimentary mobility options such as walking, biking car sharing

**Contributing Factors:** Impediments to mobility, Access to transportation for persons with disabilities

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** in 2017 the UG will review current mobility work with MARC and develop a modified strategy which will provide a blueprint for improvements through 2021.

**Responsible Parties:** Unified Government, MARC

**Discussion:** Increased mobility will aid members of protected classes connect with opportunity and housing options.

In 2017 the UG will work with MARC and other community partners to develop the specific strategy to meet this goal.

## KANSAS CITY, MISSOURI LOCAL GOALS

**KCMO1. Goal:** Utilize various media outlets to inform the public about issues related to fair housing programs and reports

**Contributing Factors:** Lack of resources for fair housing agencies and organizations; Quality of affordable housing information programs

**Fair Housing Issues:** Segregation and Integration; Racial/Economic Concentrated Areas of Poverty, Fair Housing Enforcement, Outreach Capacity and Resources

**Metrics, Milestones, Timeframes:** Ongoing multi-media messages and education starting in 2017

**Responsible Parties:** City of Kansas City, Missouri; Human Relations Department

**Discussion:** More information on city fair housing programs will help households make sure their rights are being respected and in the process reduce segregation, enhance fair housing information, and meet their housing needs.

In 2017 the city Human Relations Department will develop fair housing information materials and develop and execute a strategy to make this information available to the widest audience possible. They will coordinate these efforts with existing and new regional fair housing initiatives and continue to provide information and evaluate its effectiveness through 2021.

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**KCMO2. Goal:** Evaluate the possibility of increasing the number of KCMO representatives on the Board of the Housing Authority

**Contributing Factors:** Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs

**Fair Housing Issues:** Disproportionate Housing Needs, Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** In 2017 Evaluate and make recommendation to Mayor

**Responsible Parties:** Housing Authority of Kansas City; City of Kansas City, MO **Discussion:** Having increased city of Kansas City, MO, representation on the housing authority board will increase coordination between programs to more effectively address disproportionate housing needs and enhancing access to opportunity

The city and housing authority will meet to develop an analysis and proposal that will be presented to the Mayor, City Council, and Housing Authority Board for their consideration in 2017. Any changes resulting from this work will be implemented in 2018, as agreed upon by all parties.

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**KCMO3. Goal:** Establish ongoing meetings with the State of Missouri to discuss housing policy and other issues related to community development

**Contributing Factors:** Lack of affordable, accessible housing for the disabled, lack of affordable, accessible housing in a range of unit sizes, Location and type of affordable housing

**Fair Housing Issues:** Disproportionate Housing Needs, Segregation and Integration, Racial/Ethnic Concentrated Areas of Poverty

**Metrics, Milestones, Timeframes:** In 2017 establish bi-annual meetings with MHDC and other stakeholders

**Responsible Parties:** City of Kansas City, Missouri; Missouri Housing Development Corporation (MHDC), State of Missouri; stakeholders

**Discussion:** Enhanced coordination with MHDC and other stakeholders will help address housing needs and segregation experienced by members of protected classes. This will be accomplished by making sure that local and state initiatives are complementary to each other and combined provide the most impact on protected classes.

The Human Relations Department will initiate a biannual meeting with MHDC and other stakeholders and jointly develop an agenda for each meeting. This effort will be coordinated with other regional fair housing initiatives.

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**KCMO4. Goal:** Establish ongoing Community Enhancement meetings with financial institutions, insurance companies, landlords, realtors, and foundations in order to enhance their knowledge and support for fair housing goals

**Contributing Factors:** Lack of local public fair housing enforcement, Lack of resources for fair housing agencies and organizations

**Fair Housing Issues:** Segregation and Integration, Disproportionate Housing Needs, Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** In 2017 establish bi-annual meetings with financial institutions, insurance companies, landlords, realtors, and foundations

**Responsible Parties:** City of Kansas City, Missouri; Financial institutions, insurance companies, landlords, realtors and foundations

**Discussion:** Enhanced coordination with key local stakeholders will help address housing needs and segregation experienced by members of protected classes. This will be accomplished by making sure that financial institutions, insurance companies, landlords, realtors, and foundations are insync with local fair housing priorities and are familiar with their obligations under the Fair Housing Act.

The Human Relations Department will initiate a biannual meeting with financial institutions, insurance companies, landlords, realtors, and foundations and other stakeholders and jointly they will develop and agenda for each meeting. This effort will be coordinated with regional fair housing initiatives.

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**KCMO5. Goal:** Consider changing the Ordinance to include source of income as a protected category

**Contributing Factors:** Private Discrimination

**Fair Housing Issues:** Disproportionate Housing Needs, Racial/Ethnic Concentrated Areas of Poverty, Segregation and Integration

**Metrics, Milestones, Timeframes:** In 2017 Evaluate and make recommendation to Mayor and City Council

**Responsible Parties:** Kansas City Human Relations Dept,

**Discussion:** By including low income as a protected class this will further reduce disproportionate housing needs.

In 2017 the city's Human Relations Dept Staff will prepare an analysis of the issue and the possible costs and benefits. Once prepared, the report will be presented to the Mayor and City Council for possible adoption.

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**KCMO6. Goal:** Evaluate the increase in female household residents being evicted within the courts system and provide opportunities for reducing these numbers

**Contributing Factors:** Location and type of affordable housing; Private discrimination; Lack of affordable, accessible housing in a range of unit sizes; Lack of local public fair housing enforcement

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs, Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** In 2017 Evaluate and make recommendation to Mayor and City Council

**Responsible Parties:** City of Kansas City, MO, Human Relations Dept

**Discussion:** Female heads of household, often a member of a protected class, frequently face eviction. By reversing this situation, the housing needs and access to opportunity for these persons will be improved.

In 2017 the city's Human Relations Dept will prepare an analysis of the issue and the possible costs and benefits. Once prepared, the report will be presented to the Mayor and City Council for possible adoption.

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**KCMO7. Goal:** Develop a new City Housing Policy - addressing all housing types, including very low income, affordable, and workforce housing

**Contributing Factors:** Lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs, Disability, Publicly Supported Housing Location and Occupancy, Segregation and Integration

**Metrics, Milestones, Timeframes:** In 2017 develop and adopt a five year housing plan. Submit to HUD.

**Responsible Parties:** City of Kansas City, MO – Neighborhoods and Housing Services Department

**Discussion:** A more inclusive housing policy will help meet the housing needs of members of protected classes as well as reducing segregation and increasing access to opportunity.

The city will develop a new housing policy for the city addressing all housing types with the intent of encouraging a broader range of options for all residents of the city. The five-year plan developed in 2017 will be presented to the Mayor and City Council and, once adopted, will be presented to HUD.

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**KCMO8. Goal:** Provide leveraged financing for mixed-income rental projects using federal funds, as needed

**Contributing Factors:** Lack of private investment in specific neighborhoods

**Fair Housing Issues:** Segregation and Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy, R/ECAPs

**Metrics, Milestones, Timeframes:** Provide gap financing in support of 200 units per year for 2017 through 2021

**Responsible Parties:** City of Kansas City, MO

**Discussion:** By providing more leveraged financing for mixed income rental projects the city will help provide more housing opportunities for members of protected classes and increase investment in R/ECAPs, thus providing more opportunities.

The city will focus CDBG and HOME funds and technical assistance on providing gap financing for mixed income rental projects. The city will work with community development corporations, private developers, LISC, NeighborWorks and other community partners. The program will run for five years and will be evaluated each year.

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**KCMO9. Goal:** Increase access to affordable housing in opportunity areas by making better use of housing vouchers

**Contributing Factors:** Impediments to mobility; Lack of private investment in specific neighborhoods; Location and type of affordable housing

**Fair Housing Issues:** Disparities in Access to Opportunity, Racial/Ethnic Concentrated Areas of Poverty, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy

**Metrics, Milestones, Timeframes:** Starting 2018 work with the Housing Authority of Kansas City and developers to link housing vouchers with new multi-family developments

**Responsible Parties:** City of Kansas City, Housing Authority of Kansas City

**Discussion:** Having a broader approach to housing voucher utilization can have a significant impact in opening up housing options for protected classes. This would aid persons to locate in opportunity areas, decrease concentrations of poverty, and lessen segregation in the metro area.

The city and housing authority will meet during 2017 and develop a strategy to expand the use of housing vouchers by tying them to new multifamily projects in opportunity areas. The strategy will be implemented in 2018. This goal will be coordinated with the regional goal of developing a regional housing voucher strategy.

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**KCMO10. Goal:** Continue to focus programs and activities to prevent housing foreclosure and displacement

**Contributing Factors:** Deteriorated and abandoned properties

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy, Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** 2017-2021 Continue acquisition, rehabilitation, and sale or rent programs of 100 units/year in areas of greatest need and vacant lot re-use programs

**Responsible Parties:** City of Kansas City, MO, Land Bank, Kansas City Missouri Homesteading Authority, Legal Aid, CDCs

**Discussion:** Abandoned and foreclosed property is a large problem within the city. The city is addressing this problem through an ongoing program and allocation of CDBG and HOME funds that not only reduces the number of abandoned and deteriorated properties, but also provides more affordable housing options for members of protected classes and invests in R/ECAPs.

The city will continue its partnership with local institutions and organizations to invest in abandoned and foreclosed properties and will annually evaluate the program and its effectiveness.

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**KCMO11. Goal:** Rehabilitate homes that are economically viable, and develop and implement rehabilitation training programs for disadvantaged contractors and the unemployed, including members of protected classes

**Contributing Factors:** Deteriorated and abandoned properties, Difficulty in accessing quality education

**Fair Housing Issues:** Segregation and Integration, Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** 2017-2021 Rehab 50 homes/year in coordination with existing rehab programs

**Responsible Parties:** City of Kansas City, MO, Land Bank

**Discussion:** The city is addressing the issue of rehabilitating basically sound properties through an ongoing program and allocation of CDBG and HOME funds that not only provides quality affordable housing for members of protected classes, but also provides jobs and training for small contractors owned by members of members of protected classes and job training for individuals of protected classes. The program also provides new investments in R/ECAPs and adjacent disinvested neighborhoods.

The city will continue its partnership with local institutions and organizations to invest in neglected, but quality, properties and will annually evaluate the program and its effectiveness.

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**KCMO12. Goal:** Annual recommendations for allocating federal funding will be focused on Priority Areas

**Contributing Factors:** Deteriorated and abandoned properties; Lack of private investment in specific neighborhoods

**Fair Housing Issues:** Segregation and Integration, Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy

**Metrics, Milestones, Timeframes:** 2017-2021 Develop 5 year Consolidated Plan to target programs to R/ECAPs and other disinvested neighborhoods and submit plan to HUD

**Responsible Parties:** City of Kansas City, MO

**Discussion:** An important element of the fair housing strategy is to help bring opportunities to R/ECAPs and adjacent disinvested neighborhoods. The 5 year Consolidated Plan is an important tool in accomplishing this.

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**KCMO13. Goal:** Continue to provide aggressive and productive administrative direction for the redevelopment of Kansas City's neighborhoods at the City level.

**Contributing Factors:** Lack of private investment in specific neighborhoods; Deteriorated and abandoned properties

**Fair Housing Issues:** Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy

**Metrics, Milestones, Timeframes:** In 2017 create of a new public-private local housing finance organization to offer single-family rehabilitation, such as the Partnership Purchase Rehab Program, and new infill construction for home ownership

**Responsible Parties:** City of Kansas City, MO; Community Development Corporations; Land Bank; Homesteading Authority

**Discussion:** A major goal of the city is to increase investment in R/ECAPs and provide quality affordable housing options to members of protected classes. This strategy directly addresses the fair housing issues of revitalizing R/ECAPs, addressing housing needs, and providing more access to opportunity.

Kansas City will work with its community partners to establish a housing finance organization which will provide new resources to address housing and opportunity issues facing members of protected classes.

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**KCMO14. Goal:** Provide leveraged financing and recommend allocating federal funding and Low Income Housing Tax Credits (LIHTC) for mixed-income projects that are consistent and support redevelopment plans in priority areas.

**Contributing Factors:** Lack of private investment in specific neighborhoods

**Fair Housing Issues:** Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy

**Metrics, Milestones, Timeframes:** 2017-2021 Create a minimum of 200 affordable and mixed income housing units per year

**Responsible Parties:** City of Kansas City, MO

**Discussion:** By providing more leveraged financing for mixed income rental projects the city will help provide more housing opportunities for members of protected classes and increase investment in R/ECAPs, thus providing more opportunities.

The city will advocate the use of federal and LIHTC funds on providing gap financing for mixed income rental projects. The city will work with community development corporations, private developers, LISC, NeighborWorks and other community partners. The program will run for five years and will be evaluated each year.

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**KCMO15. Goal:** Target homeownership assistance programs to “Priority Areas” and aggressively market their availability

**Contributing Factors:** Lack of private investment in specific neighborhoods

**Fair Housing Issues:** Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** 2017-2021 Creation of a lending partnership with local financial institutions, with a goal of \$50 million in home mortgages over the next five years

**Responsible Parties:** City of Kansas, City, MO; Legal Aid; Financial Institutions

**Discussion:** Improving homeownership in priority areas (R/ECAPs and other disinvested neighborhoods) will create opportunities within these neighborhoods while also creating affordable, quality housing options for protected class members.

In 2017, meet with community partners to develop the procedures for administering this fund and raising the funds necessary to capitalize it. Once developed begin to market and implement the new program.

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**KCMO16. Goal:** Improve housing conditions and options for rental households in older neighborhoods and communities

**Contributing Factors:** Lack of private investment in specific neighborhoods; Deteriorated and abandoned properties

**Fair Housing Issues:** Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy

**Metrics, Milestones, Timeframes:** 2017-2018 Establish a \$4 million program which rehabilitates Land Bank or Homesteading Authority properties in Priority Areas for first time homeowners

**Responsible Parties:** City of Kansas City, MO, Land Bank, Homesteading Authority

**Discussion:** By rehabbing Land Bank properties in priority areas (R/ECAPs) and making them available to first time home buyers, particularly members of protected classes, will increase opportunities in these neighborhoods and provide new housing options.

In 2017, meet with community partners to develop the procedures for administering this fund and identify fund sources. Once developed begin to market and implement the new program.

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**KCMO17. Goal:** Continue to support disabled and elderly homeowners, particularly members of protected classes, through “aging in place” programs

**Contributing Factors:** Lack of affordable, accessible housing for the disabled

**Fair Housing Issues:** Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Disability

**Metrics, Milestones, Timeframes:** 2017-2021 Maintain a \$3 million per year funding level of the minor home repair program with \$200,000 of CDBG funds budgeted for accessibility improvements

**Responsible Parties:** City of Kansas City, MO

**Discussion:** By providing minor home repair assistance to older adults and members of protected classes this program prevents housing deterioration and helps to meet the disproportionate housing needs of these groups.

The city will continue its support of the minor home repair program at current levels and review annually the effectiveness and funding level for the program.

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**KCMO18. Goal:** Implement processes for developing affordable rental new construction and rehabilitation

**Contributing Factors:** Lack of private investment in specific neighborhoods; lack of affordable, accessible housing for the disabled; lack of access to transportation for persons with disabilities; lack of public transit connectivity between concentrated areas of poverty and persons of color and opportunities, particularly jobs

**Fair Housing Issues:** Segregation and Integration, Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy, Disability, Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** Continue and expand the neighborhood revitalization program 2017-2021

**Responsible Parties:** City of Kansas City, MO

**Discussion:** Development of rental housing increases the affordable housing options for members of protected classes.

Continue to allocate local and federal resources to encourage development of affordable rental new construction and rehabilitation based on the following threshold criteria: sustainability of the project, consistency with existing neighborhood/area plan, compliance with accepted design standards, contract performance measure, proven organizational capacity of subrecipient, compliance with Federal Section 3 requirements, leveraging of additional resources and maximize ongoing investment, access to public transportation and/or employment opportunities and need and demand for the housing as supported by an independent market study

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**KCMO19. Goal:** Implement a Healthy Homes Inspections program to protect rental property occupants from environmental hazards including lead-based paint and improve energy efficiency

**Contributing Factors:** Deteriorated properties; Lack of affordable housing in a range of unit sizes

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs, Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** Identify funds and implement a Healthy Homes Inspection program in 2017

**Responsible Parties:** KCMO Health Department

**Discussion:** A Healthy Homes Inspection program will address disproportionate housing needs of members of protected classes.

The Health Department will work with community partners to develop and fund a program of inspections of rental property to insure that they are free of environmental problems and are energy efficient so as not to tax the limited incomes of members of protected classes. This is especially important for families with children.

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**KCMO20. Goal:** Create a renewed partnership with the Housing Authority of Kansas City (HAKC) to increase the number of publically owned housing units and other affordable housing units for very low and low income residents

**Contributing Factors:** Location and type of affordable housing; lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Publicly Supported Housing Location and Occupancy, Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** In 2017 identify funding sources for 50 homes per year

**Responsible Parties:** City of Kansas City, MO, Housing Authority of Kansas City

**Discussion:** Providing additional housing options for members of protected classes, especially very low income persons, addresses key fair housing issues.

One of the biggest affordable housing issues in the metro area is the availability of quality, affordable housing for very low income residents. In 2017 the city and housing authority will meet to develop this program and identify additional funds to support it.

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**KCMO21. Goal:** Work with the HAKC to align demand of HAKC clients for housing with the over-supply of single-family vacant homes

**Contributing Factors:** Deteriorated and abandoned properties, Location and type of affordable housing

**Fair Housing Issues:** Publicly Supported Housing Location and Occupancy, Disproportionate Housing Needs, Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** In 2017 jointly develop a program to move housing authority residents into renovated vacant homes. Implement the new program in 2018-2021.

**Responsible Parties:** City of Kansas City, MO; Housing Authority of Kansas City

**Discussion:** Providing additional housing options for members of protected classes, especially very low income persons living in public housing, addresses key fair housing issues.

In 2017 the city and housing authority will meet to develop this program and identify additional funds, if needed, to support it. Implementation will take place in 2018-2021.

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**KCMO22. Goal:** Over the next three years implement the Choice Neighborhood Initiative Plan with the Housing Authority of KC and other community stakeholders

**Contributing Factors:** Lack of private investment in specific neighborhoods, Location and type of affordable housing, Lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Segregation and Integration, Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy, Disability, Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** 2017-2021

Facilitate the development of 90 units of mixed income housing in Opportunity Areas, allowing enhanced housing choice for displaced tenants of Chouteau Court Apartments;

Facilitate the development of 57 units of mixed income housing at Century Apartments, a \$13 million dollar placed-based replacement housing project;

Facilitate the development of 38 units of mixed income housing at Pendleton ArtsBlock, a \$8.3 million dollar, a place-based replacement housing project;

Facilitate \$250,000 of minor home repairs for low income homeowners in the Choice Neighborhoods project area; and

Facilitating the uses of \$500,000 of public services made available to residents in the Choice Neighborhoods project area.

**Responsible Parties:** City of Kansas City, MO; Housing Authority of Kansas City; community organizations

**Discussion:** Replacing obsolete public housing with new, mixed income housing will bring new housing and service options to a traditionally distressed neighborhood and to its many residents, including the many members of protected classes.

The city is a major partner in this project and will align its resources with this key project; beginning the process of turning a disinvested neighborhood into an opportunity area. The plan will be implemented over the next 3 years.

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**KCMO23. Goal:** Encourage the acquisition and rehabilitation of vacant homes and manage the rental property in a manner which benefits the neighborhood

**Contributing Factors:** Lack of private investment in specific neighborhoods; deteriorated and abandoned properties

**Fair Housing Issues:** Segregation and Integration, Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy

**Metrics, Milestones, Timeframes:** In 2017 identify funding sources for 100 homes per year

**Responsible Parties:** City of Kansas City, Land Bank, Homesteading Authority

**Discussion:** Abandoned and foreclosed property is a large problem within the city. The city will address this problem through a new program and new funds that not only reduce the number of abandoned and deteriorated properties, but also provides more affordable housing options for members of protected classes and invests in R/ECAPs.

The city will work with the Land Bank and Homesteading Authority to identify new funds to invest in abandoned and foreclosed properties and will annually evaluate the program and its effectiveness.

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**KCMO24. Goal:** Require the development application process, as defined by law, prior to a final building permit being issued, to include fair housing accessibility guidelines

**Contributing Factors:** Lack of affordable, accessible housing for the disabled

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate, Disability, Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** In 2017 develop language that requires fair housing accessibility guidelines be met before a building permit is issued. Implement the new language in 2018.

**Responsible Parties:** City of Kansas City, MO – City Planning; Organization’s representing the Disabled

**Discussion:** This new requirement will increase the supply of accessible housing helping provide more housing options for the disabled.

In 2017 the Planning Department will develop new language that requires fair housing accessibility guidelines be met before a building permit is issued. This new requirement will be implemented in 2018.

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**KCMO25. Goal:** Increase the number of accessible units for city-wide new and rehabbed units

**Contributing Factors:** Lack of affordable, accessible housing for the disabled; lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Disproportionate Housing Needs, Disability

**Metrics, Milestones, Timeframes:** In 2017 evaluate and investigate providing incentives to developers to include accessibility in their new housing development. In 2018, based on the investigation, implement recommendations from the investigation.

**Responsible Parties:** City of Kansas City, MO

**Discussion:** By incenting more accessible new housing the disabled will have more housing options.

The city will investigate, including speaking with housing developers; the issues involved in incenting accessibility in new housing developments. The city will then determine if such incentives would be feasible and effective. Based on the conclusions, by 2018 the city will implement the suggestions from the investigation.

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**KCMO26. Goal:** Work more closely with the various Disability Commissions and non-profits in place to establish a permanent Barrier Removal Program fund for those that might need the program

**Contributing Factors:** Lack of affordable, accessible housing for the disabled; lack of affordable, accessible housing in a range of unit sizes

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs, Disability

**Metrics, Milestones, Timeframes:** 2017-2021 Develop and fund a Barrier/Accessibility program that assists 20 persons/year. 2018-2021 implement the program.

**Responsible Parties:** City of Kansas City, MO, disability organizations

**Discussion:** A barrier removal program will help individuals with a disability, especially low income and members of protected classes, access quality accessible housing.

The city will work with local disability and community development organizations to develop a strategy and funding to help low income and members of protected classes remove disability barriers.

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**KCMO27. Goal:** Recommend the establishment of a Housing Trust Fund to support disabled persons and low income persons

**Contributing Factors:** Lack of affordable, accessible housing for the disabled; lack of affordable, accessible housing in a range of unit sizes; location and types of affordable housing

**Fair Housing Issues:** Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Disability

**Metrics, Milestones, Timeframes:** 2017 Study and present recommendations for the creation of a Housing Trust Fund to the community. In 2018 implement recommendations.

**Responsible Parties:** City of Kansas City, MO

**Discussion:** By encouraging more accessible new housing the disabled will have more housing options.

The city will investigate, including speaking with housing developers; the issues involved in developing a Housing Trust Fund to promote accessibility in new housing. The city will then determine if such incentives would be feasible and effective. Based on the conclusions, by 2018 the city will implement the suggestions from the investigation.

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**KCMO 28. Goal:** Consider changing the ordinance to include making those persons with a criminal record a protected category

**Contributing Factors:** Private Discrimination

**Fair Housing Issues:** Disproportionate Housing Needs, Racial/Ethnic Concentrated Areas of Poverty, Segregation and Integration, Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** In 2017 investigate the issues involved in making those with a criminal record a protected class. Based on the results an ordinance change will be presented to the Mayor and City Council for their consideration.

**Responsible Parties:** City of Kansas City, MO – Human Relations Department

**Discussion:** By including those with a criminal record as a protected class this will further reduce disproportionate housing needs.

In 2017 the city’s Human Relations Dept will prepare an analysis of the issue and the possible costs and benefits. Once prepared, the report will be presented to the Mayor and City Council for possible adoption.

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**KCMO29. Goal:** Continue supporting City Education Initiatives

**Contributing Factors:** Difficulty in Accessing Quality Education

**Fair Housing Issues:** Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** 2017-2021 Continue the city’s education efforts and support of such efforts by other community organizations

**Responsible Parties:** City of Kansas City, MO

**Discussion:** By supporting local efforts to improve education opportunity that opens up a wealth of opportunities to members of protected classes.

The city will continue its current efforts and evaluate new opportunities as they present themselves during the 2017-2021 period.

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**KCMO30. Goal:** Continue to work with Federal contractors to maximize the benefits of Section 3 for the workforce and area businesses

**Contributing Factors:** Difficulty in Accessing Quality Education

**Fair Housing Issues:** Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** Continue to enforce Section 3 requirements for contractors using federal funds 2017-2021

**Responsible Parties:** City of Kansas City, MO – Human Relations Department

**Discussion:** By supporting local efforts to improve education opportunity that opens up a wealth of opportunities to members of protected classes.

The city will continue its current efforts and evaluate new opportunities as they present themselves during the 2017-2021 period.

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**KCMO31. Goal:** Maximize MBE/WEB participation in Economic Development projects

**Contributing Factors:** Difficulty in accessing quality jobs

**Fair Housing Issues:** Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** Continue MBE/WBE participation in city contracts 2017-2021

**Responsible Parties:** City of Kansas City, MO – Human Relations Department

**Discussion:** By supporting local efforts to improve job and business opportunities that open up a wealth of opportunities to members of protected classes.

The city will continue its current efforts and evaluate new opportunities as they present themselves during the 2017-2021 period.

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**KCMO32. Goal:** Utilize outside funding sources to increase access to economic development

**Contributing Factors:** Lack of investment in specific neighborhoods

**Fair Housing Issues:** Disparities in Access to Opportunity, R/ECAPs

**Metrics, Milestones, Timeframes:** Continue to work with banks to meet their CRA requirements 2017-2021

**Responsible Parties:** City of Kansas City, MO

**Discussion:** By assisting financial institutions in meeting their CRA requirements private investment in R/ECAPs and other disinvested neighborhoods will be increased.

The city will continue its current efforts and evaluate new opportunities as they present themselves during the 2017-2021 period.

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**KCMO33. Goal:** Include evaluation of access to community resources for low income and protected persons into comprehensive planning processes

**Contributing Factors:** Location and type of affordable housing

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** 2017 develop a process to include access to resources for low income and persons of protected classes into local and comprehensive planning processes. Implement this process in 2018-2021.

**Responsible Parties:** City of Kansas City, MO

**Discussion:** The city will foster more access to opportunity for protected classes by including this objective as a specific element in its planning processes.

In 2017 the city and particularly its planning department will develop a process to include access to resources for low income and persons of protected classes into local and comprehensive planning processes. The city will implement this process in 2018-2021.

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**KCMO34. Goal:** Complete the Linwood Shopping Center at Prospect Avenue and Linwood Blvd, a healthy foods and community service center

**Contributing Factors:** Lack of private investment in specific neighborhoods

**Fair Housing Issues:** Racial/Ethnic Concentrated Areas of Poverty

**Metrics, Milestones, Timeframes:** 2017-2018 Invest \$14 million in the redevelopment project

**Responsible Parties:** City of Kansas City, MO

**Discussion:** By investing in the redevelopment of the Linwood Shopping Center investment in an important R/ECAP will be greatly increased.

The city has made a major commitment to reinvest public and private funds in redeveloping the Linwood Shopping Center, a major shopping area in an R/ECAP. Over the next two years \$14 million will be invested in the shopping center resulting in new services and jobs being brought to the neighborhood, particularly a grocery store to a food desert.

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**KCMO35. Goal:** Develop plans and strategies for senior and affordable housing in all areas of the City along transit corridors, and in close proximity to health care, retail, and recreational facilities

**Contributing Factors:** Access to transportation for persons with disabilities; Location and type of affordable housing

**Fair Housing Issues:** Segregation and Integration, Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Publicly Supported Housing Location and Occupancy, Disability

**Metrics, Milestones, Timeframes:** In 2017 review and amend the plans to include strategies to address affordable housing near transit and in close proximity to services. Begin implementing these strategies 2018-2021.

**Responsible Parties:** City of Kansas City, MO; KCATA

**Discussion:** Improve access to opportunity and affordable housing for members of protected classes by incorporating this specific objective in community and transportation plans.

The city and KCATA continue to work together to enhance development along transportation corridors and will enhance this work by incorporating formally these objectives in community plans. This will be formalized and developed during 2017 and implemented in 2018-2021.

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**KCMO36. Goal:** Adopt and implement complimentary mobility options such as walking, biking car sharing

**Contributing Factors:** Impediments to mobility, Access to transportation for persons with disabilities

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** TBD

**Responsible Parties:** City of Kansas City, MO; MARC; KC ATA

**Discussion:** Increased mobility will aid members of protected classes connect with opportunity and housing options.

The city will work with MARC and other community partners to develop the specific strategy to meet this goal.

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**KCMO37. Goal:** Continue to implement affordable accessible and market rate housing programs

**Contributing Factors:** Access to transportation for persons with disabilities; Lack of public transit connectivity between concentrated areas of poverty and persons of color and opportunities, particularly jobs

**Fair Housing Issues:** Disparities in Access to Opportunity, Disproportionate Housing Needs

**Metrics, Milestones, Timeframes:** TBD

**Responsible Parties:** City of Kansas City, MO; KCATA; MARC

**Discussion:** Increased access to transportation will aid members of protected classes connect with opportunity and housing options. The focus will be to implement affordable accessible and market rate housing programs, with an emphasis on public transit centers and stops in all areas, that support both homeowner and rental properties through repair, energy conservation, public housing, multi-family housing through coordinated efforts with housing partners.

The city will work with community transportation partners to develop the specific strategy to meet this goal.

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**KCMO38. Goal:** Continue to encourage expansion of transit near affordable housing and in low income areas and to connect to major job centers

**Contributing Factors:** Access to transportation for persons with disabilities; Lack of public transit connectivity between concentrated areas of poverty and persons of color and opportunities, particularly jobs

**Fair Housing Issues:** Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity

**Metrics, Milestones, Timeframes:** TBD

**Responsible Parties:** City of Kansas City, MO; KCATA; MARC

**Discussion:** Increased access to transportation will aid members of protected classes connect with opportunity and housing options. The city and KCATA is currently making a major expansion of bus rapid transit line (Prospect) through the heart of several R/ECAPs.

The city will work with KCATA and MARC and other community partners to develop the specific strategy to meet this goal.

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**KCMO39. Goal:** Study the current zoning ordinance restrictions and barriers to place low income residents throughout the region to address the issues of community opposition and inclusiveness

**Contributing Factors:** Community opposition; Private discrimination; Land-use and zoning laws

**Fair Housing Issues:** Segregation and Integration, Racial/Ethnic Concentrated Areas of Poverty, Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing Location and Occupancy, Fair Housing Enforcement, Outreach Capacity, and Resources

**Metrics, Milestones, Timeframes:** 2018 Develop and convene a Red Ribbon Commission of stakeholders to consider regional land use barriers to fair housing

**Responsible Parties:** City of Kansas City, MO

**Discussion:** Reducing land use barriers to affordable housing will increase housing options for members of protected classes.

Convene regional partners in 2018 to discuss land use and zoning barriers to fair housing and how they can be addressed. Follow up results of convening in 2019-2021.