



Greater Kansas City
Regional Housing Partnership

March 4, 2024

WESTWOOD, KANSAS PLANNING COMMISSION

Presented by:

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MARC Housing Program Manager

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MARC Research Manager

ROAD MAP

- Regional Housing Partnership scope and framework
- Where we've been and where we are going
- Research and data underpinning the work

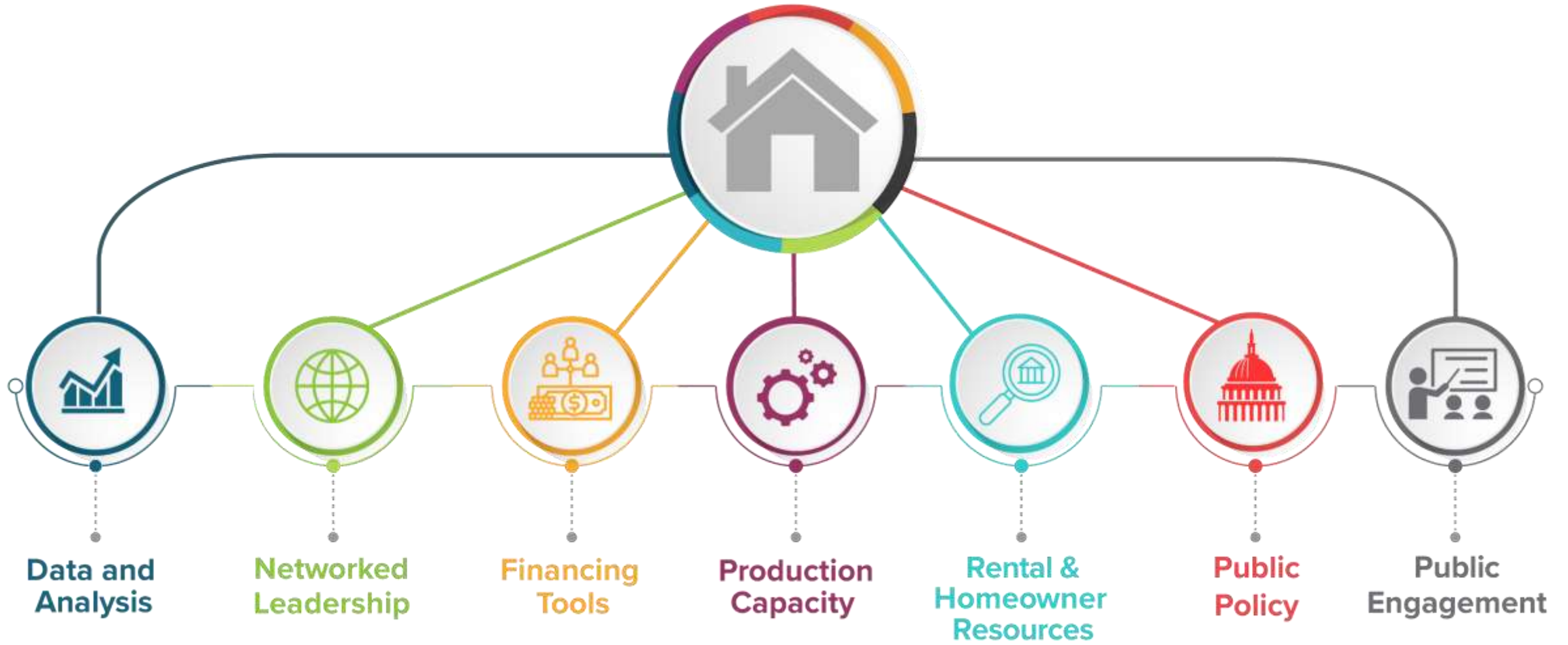


SCOPE

Johnson County Housing Continuum



FRAMEWORK



TOOLS – Housing Data Hub

Housing Data Hub
Household Income by City

Median Income Range
\$2,499 - \$250,001

Filter by State
KS MO

Select a city to filter:

- Edgerton, KS**
Total Population: 1,894
Median Household Income: \$78,656
- Westwood, KS**
Total Population: 1,829
Median Household Income: \$91,477
- Claycomo, MO**
Total Population: 1,815
Median Household Income: \$46,890
- Weston, MO**
Total Population: 1,743
Median Household Income: \$82,159
- Garden City, MO**
Total Population: 1,711
Median Household Income: \$62,539
- Lone Jack, MO**
Total Population: 1,328
Median Household Income: \$117,411
- Archie, MO**
Total Population: 1,292
Median Household Income: \$65,078
- Lake Winnebago, MO**
Total Population: 1,263

Number of Households by Income Range
for Selected Geography

Household Income Range	Number of Households
< \$10k	~10
\$10k to \$25k	~15
\$25k to \$50k	~100
\$50k to \$75k	~90
\$75k to \$100k	~100
\$100k to \$150k	~80
\$150k to \$200k	~130
\$200k to \$250k	~110
\$250k to \$300k	~110

Median Household Income by City

Westwood, KS
Median Household Income: \$91,477

Median Household Income
For Selected Geography

\$91,477

\$28,750 - \$250,001

Compared to regional range
Medians averaged when multiple selected

Median Percent

Map Legend

Median Household Income

- More than \$100,000
- \$75,001 - \$100,000
- \$50,001 - \$75,000
- \$50,000 or less

Data Source for this page is 5-year American Community Survey (ACS) data. See FAQ page for more information.

Change Geography Level:

Tract

City

County

TOOLS – KCHousingLocator.com



[Login](#) | [English](#) | [Español](#) | [Select Language](#) ▼

[Find Rentals](#)

[List Housing](#)



For help searching and listing,
please call **1-877-428-8844** (toll free)
Monday-Friday, 8 a.m. - 7 p.m.
Central Time. Dial 7-1-1 for TTY.
Dial 2-1-1 if you are in a housing crisis.

Welcome to KCHousingLocator.com

List and search housing in Kansas City and surrounding areas to fit your needs and budget, from market-rate to affordable rentals, accessible units, disaster housing, accommodations for seniors and veterans, and more! This service is free to use.

We are a new service and listings are added daily so please check back often!

TOOLS – Research

- **Financing tool business plans**
- **Developer needs assessment**
- **Regional plan review**
- **Advocacy assessment**
- **Homeownership resources**

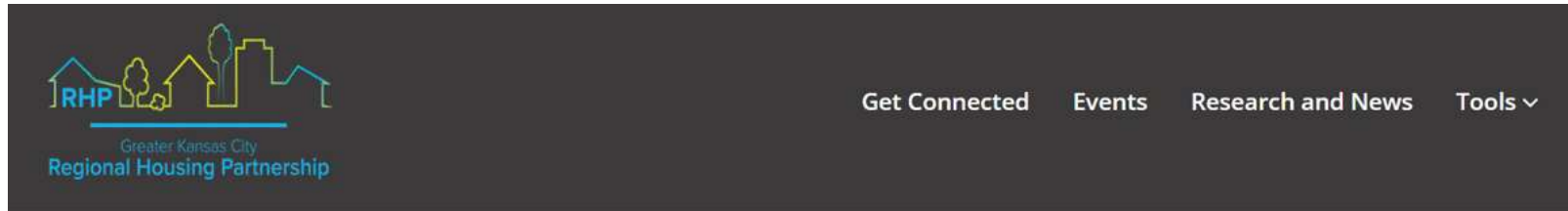
ASSETS

- **Regional community land trust consortium**
- **Regional housing fund**
- **Coordinated regional grants**
 - HUD Community Project Funding
 - MO ARPA Coordination
 - HUD PRO Housing Application



NETWORKS

- Regional Housing Partnership Strategy Committee
- KCRHP.org



The **Regional Housing Partnership's** mission is to foster a thriving housing system that produces and sustains a sufficient supply of quality housing options to meet the c

[Learn more](#)

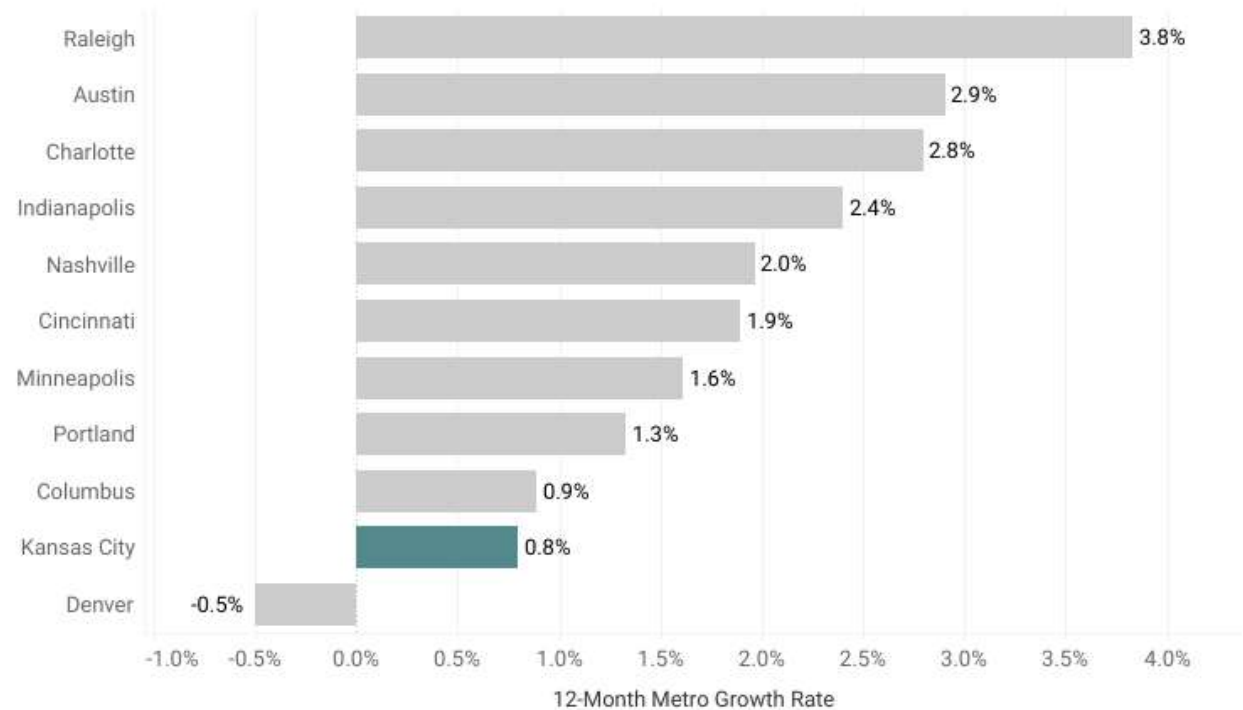


The State of Housing in the United States and the Kansas City Region

- Over **50% of U.S. households** are cost-burdened
- Over **42% of MARC region households** are cost-burdened
 - KC ranks near the bottom in peer metro comparison of **wage growth**
 - Average household spends 46% of income on housing + transportation
 - Moderate-income households spend 56% on housing + transportation

PEER METRO COMPARISON

This table ranks the 12-month employment growth rate of Kansas City against 10 peer metros.



Source: Bureau of Labor Statistics State and Area Employment, Hours, and Earnings




COUNTY	<5 YEAR EXPIRATION	5-10 YEAR EXPIRATION	UNITS EXPIRING WITHIN 10 YEARS	% EXPIRING WITHIN 10 YEARS
Cass	89	90	179	38.9%
Clay	224	663	887	42.6%
Jackson	2,795	3,561	6,356	52.0%
Johnson	427	831	1,258	59.4%
Leavenworth	0	246	246	53.6%
Miami	112	106	218	52.5%
Platte	49	219	268	84.8%
Ray	68	0	68	43.6%
Wyandotte	420	451	871	46.1%
GRAND TOTAL	4,184	6,167	10,351	51.4%

LIHTC Expiration Dates Threaten to Widen Affordable Rental Housing Gap

KC Region set to lose **10,351** affordable housing units or **51.4%** in next 10 years

- Combined with the existing gap of 64,000 units, the total gap could approach **75,000 units**

Source: [National Housing Preservation Database](#) data, updated December 2023.



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LIHTC Expiration Dates Threaten to Widen Affordable Rental Housing Gap

Johnson County set to lose **1,258** affordable housing units or **59.4%** in the next 10 years

- If added to the existing gap of **7,710** units, total shortage could reach **8,968 units** for ELI renters

Data Tools to Dig Deeper

LIHTC property information on the Housing Data Hub



- Demographics
- Income
- Education
- Race
- Household Size
- Supply
- Stock
- Occupancy
- Age
- LIHTC**
- Housing Problems
- Overcrowding
- Housing Costs
- Rental Costs
- Owner Costs
- Cost Burden
- Lending
- Historic Redlining Maps
- Data Stories
- Feedback Form
- FAQ

Housing Data Hub

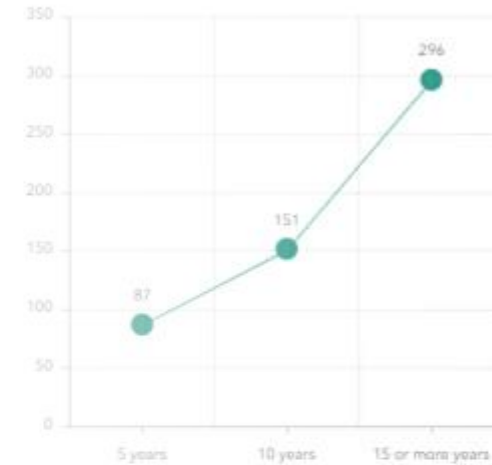
National Housing Preservation Database - LIHTC Properties

Filter by roll-off range:
within given years

Filter by profit type
All profit types

Cumulative LIHTC Properties by Roll Off Period

for Selected Geography



Properties Units

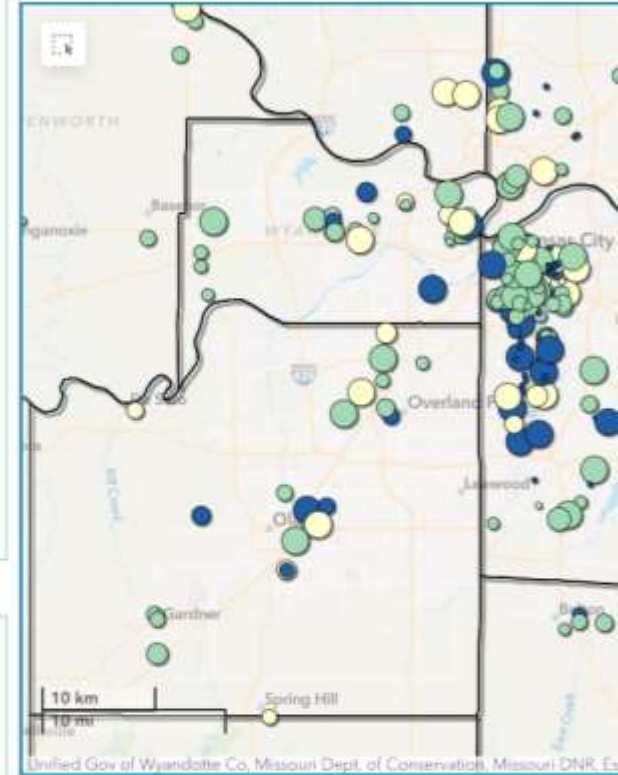
Properties by Program Type

for Selected Geography



Active LIHTC Properties

National Housing Preservation Database



Property name	Total units
HERITAGE HOUSE	
Residences at Liberty	
EASTWOOD APAR...	
SYCAMORE GROVES	
COLONY PLAZA	

296

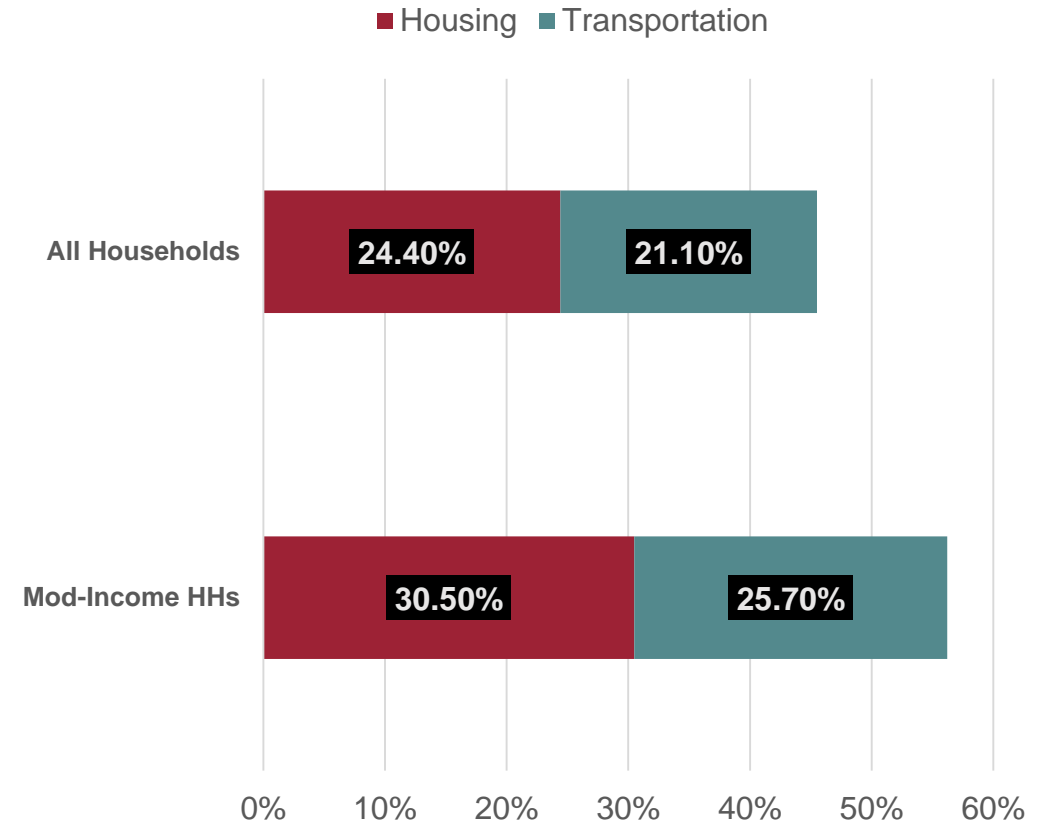
Total Active Properties

Housing and Transportation Costs Stretch Household Budgets

- Moderate-income households spend more than 56% of their income on housing and transportation costs.

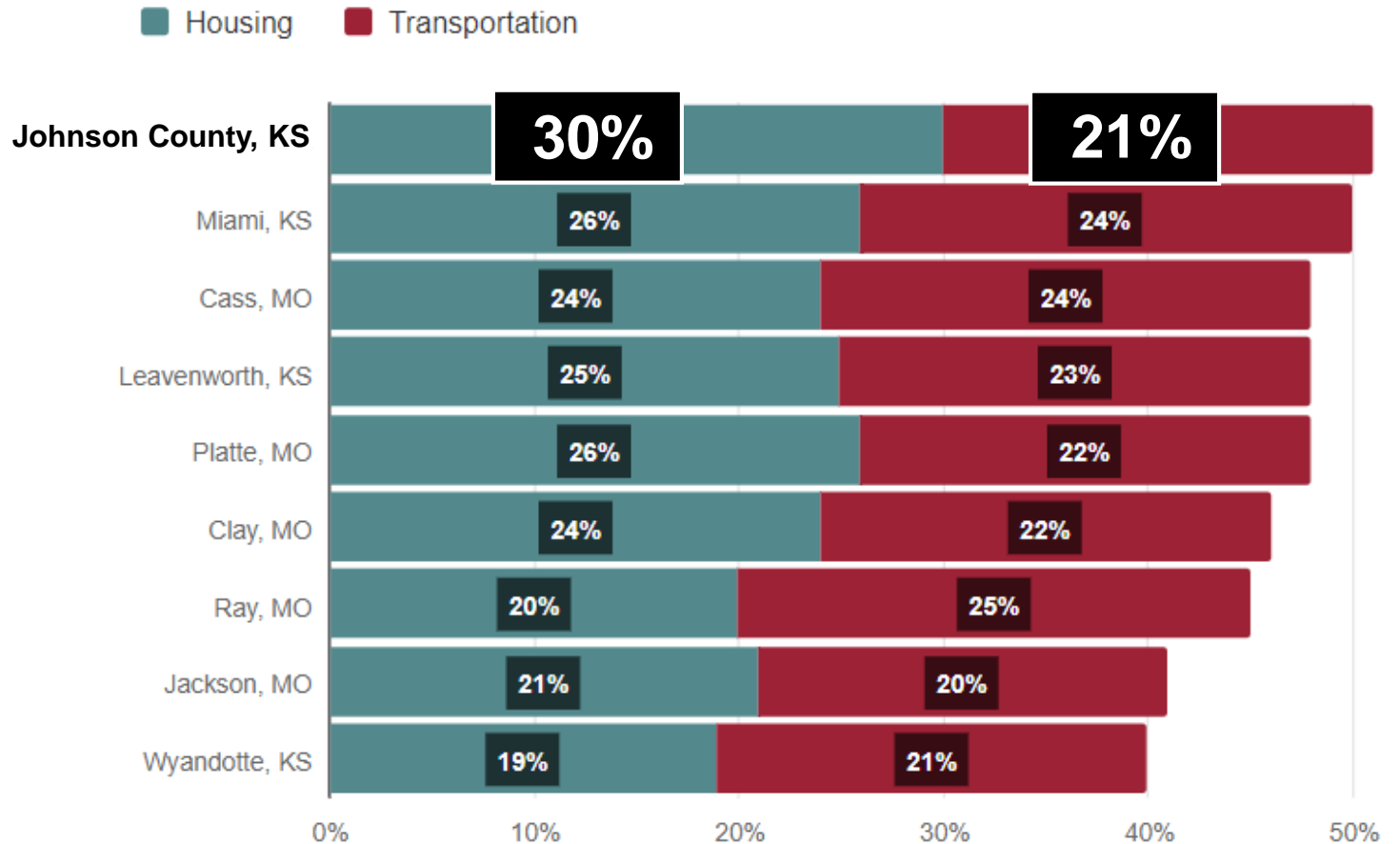


Percent of Household Income Spent on Housing and Transportation Costs in the Kansas City Region



This mismatch and associated costs are evident in Johnson County

Percent of household income spent on housing and transportation costs by county for median-income households.

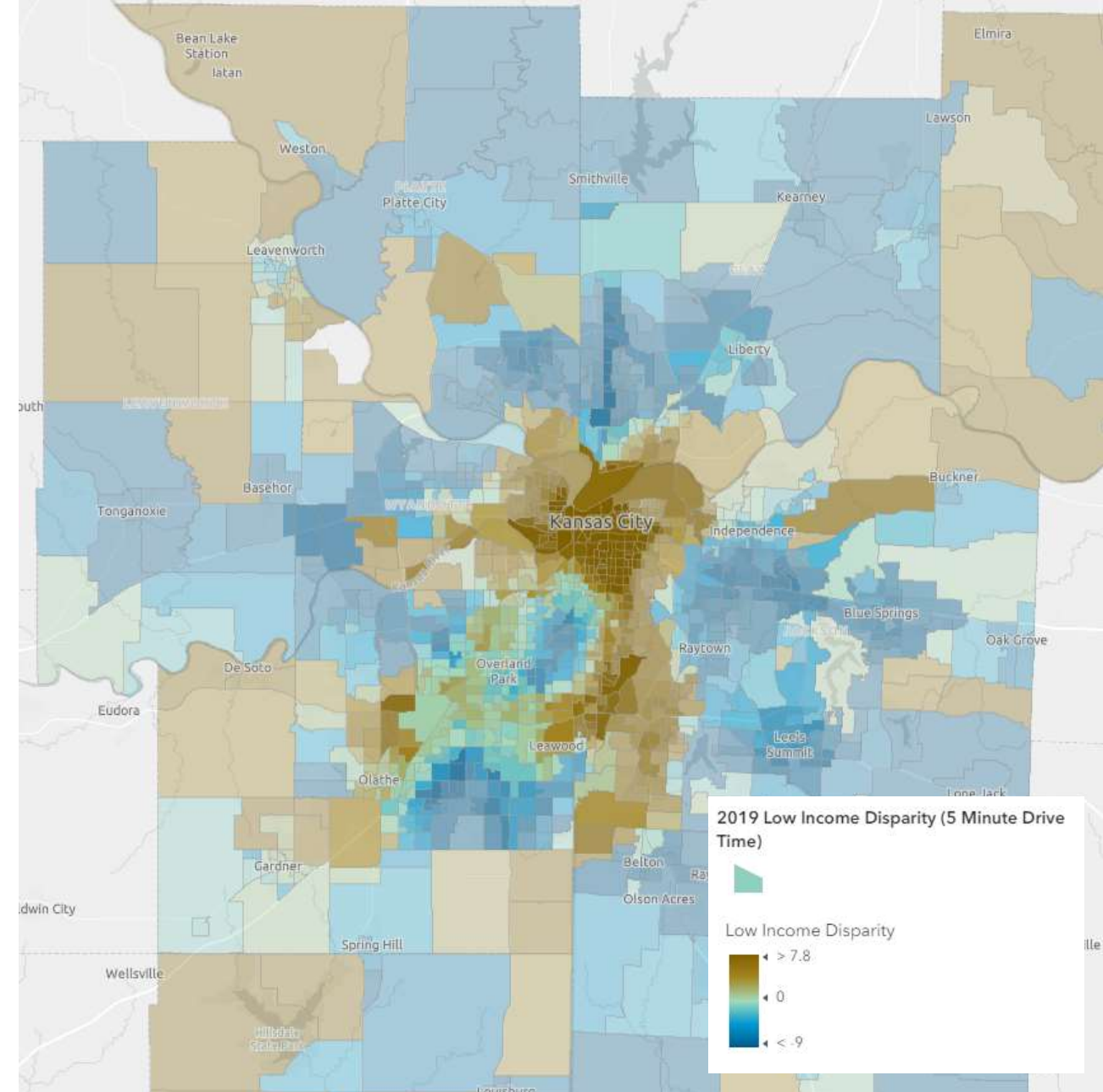


Data Source: Center for Neighborhood Technology's Housing and Transportation (H+T©) Affordability Index.

The index uses 2019 data from ACS and LEHD as inputs.

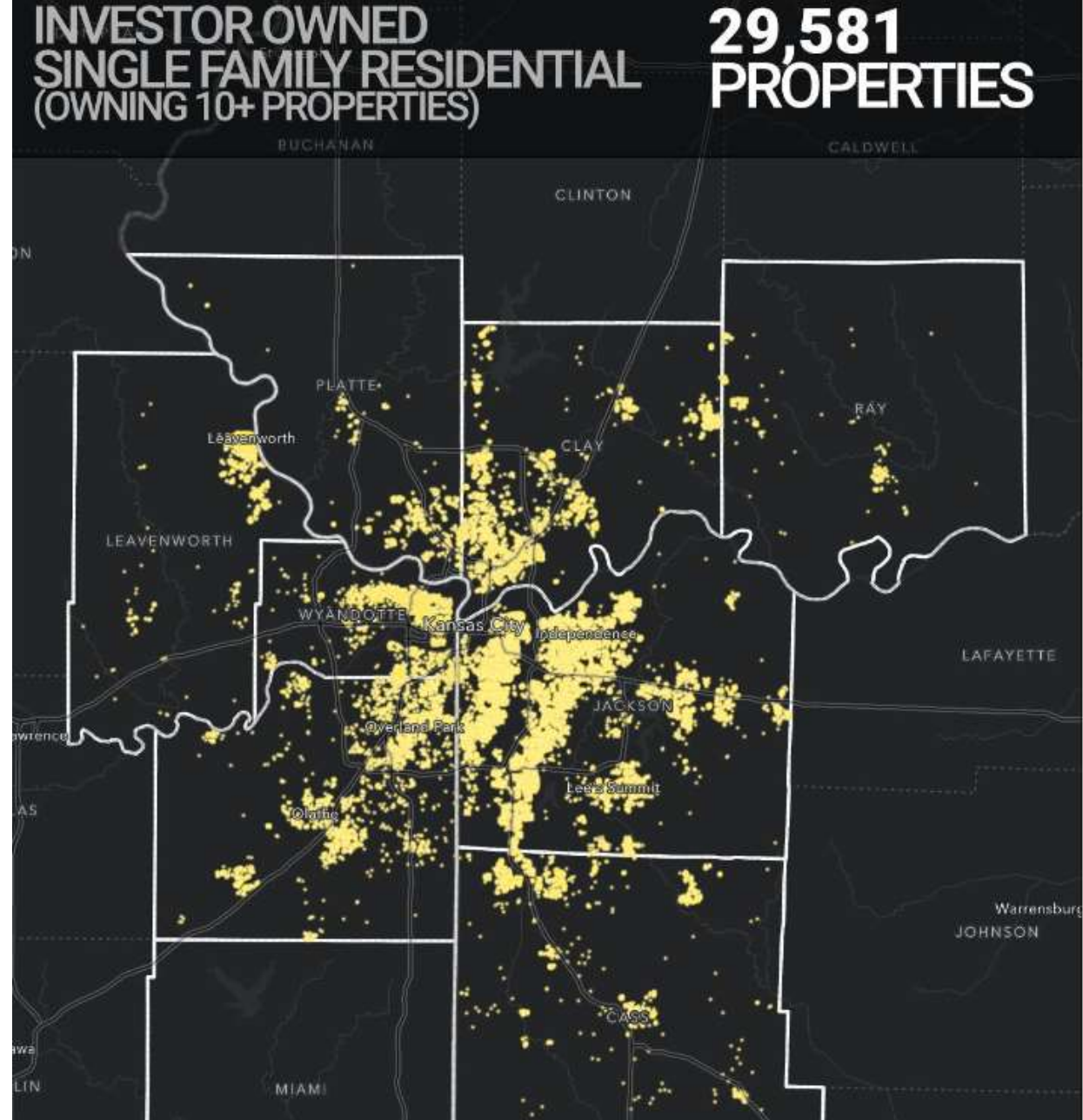
Spatial Mismatch of Jobs and Housing is Partly to Blame for High Costs

- Communities with higher incomes and higher home values have more low-wage jobs than low-wage workers.
- To balance this spatial mismatch:
 - Johnson County would benefit from more affordable housing.
 - Eastern portion of Kansas City would benefit from more jobs.



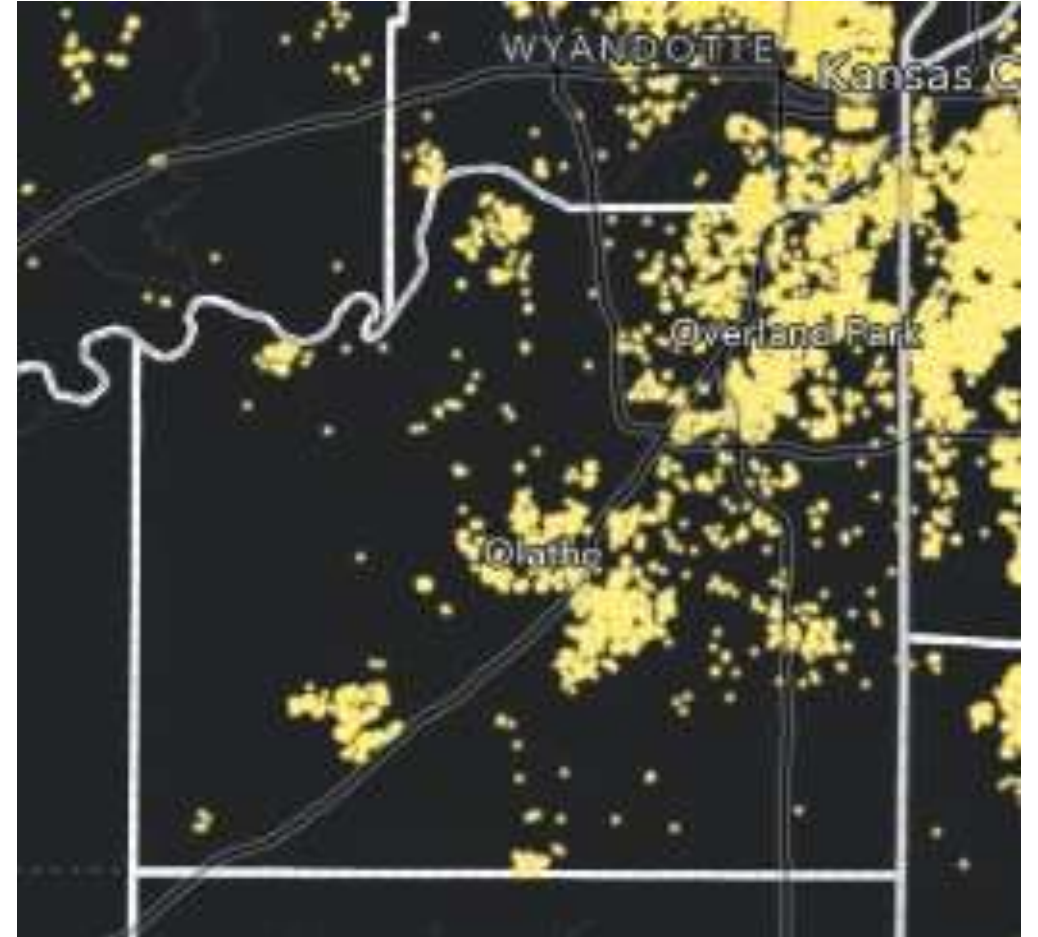
Investor Impact on Single-Family Housing in the KC Region

- 157,000 single-family rentals in Kansas city region.
- 25% of all the region's single-family homes.
- 20% are owned by individuals or companies with 10 or more properties.



Investor Impact on Single-Family Housing in Johnson County

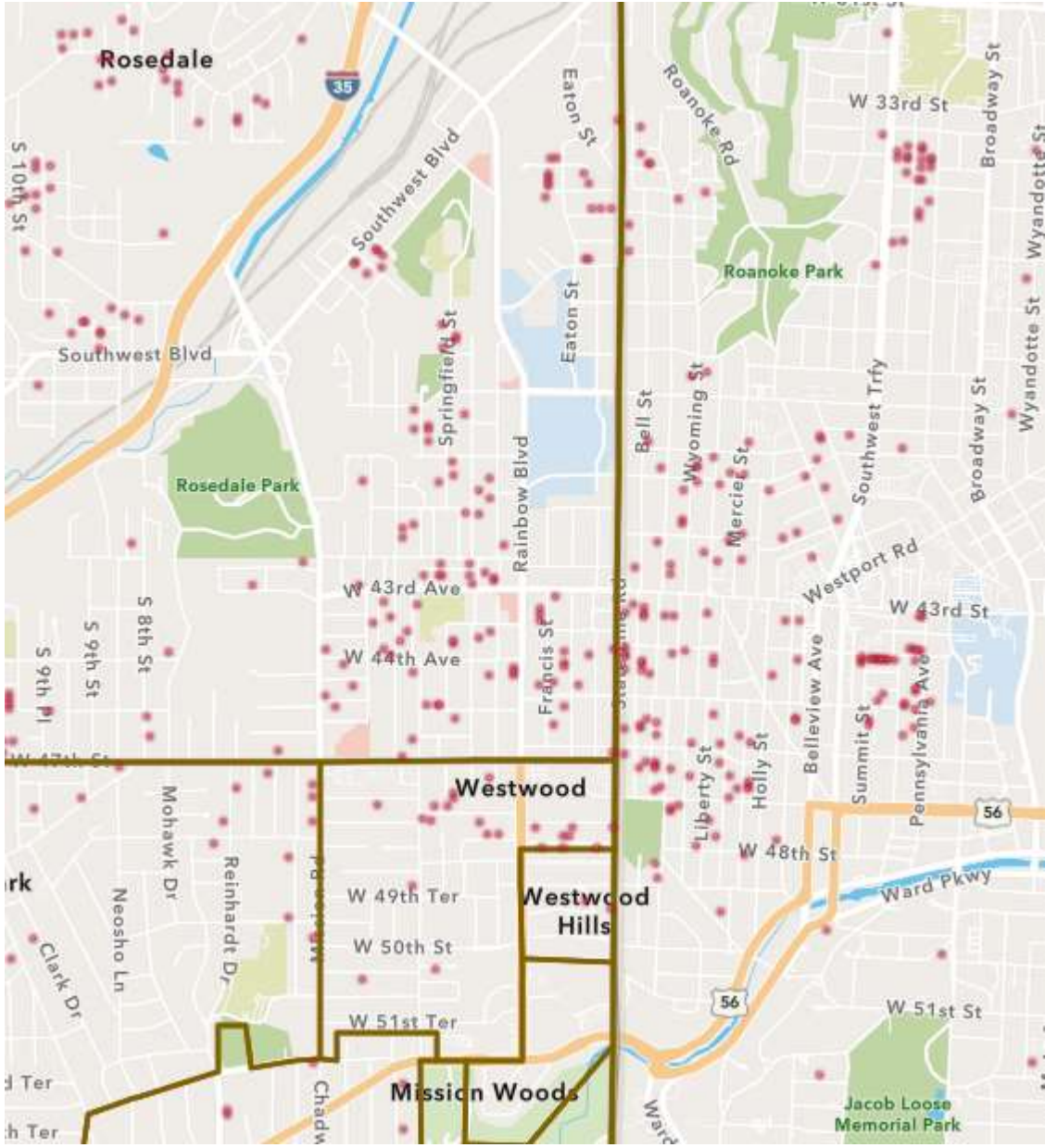
- There are 29,000 single-family rentals in Johnson County.
- Nearly 16% of all Johnson County's single-family homes.
- 10% are owned by individuals or companies with 10 or more properties.



**Investor Impact on
Single-Family Housing
in Westwood**

City	% SFR that are Rentals	% SFR Rentals that are Investor-Owned
Westwood, KS	18%	16%
Johnson County, KS	16%	10%
KC Region	25%	20%

Investor (10+)
Impact on
Single-Family
Housing in
Westwood

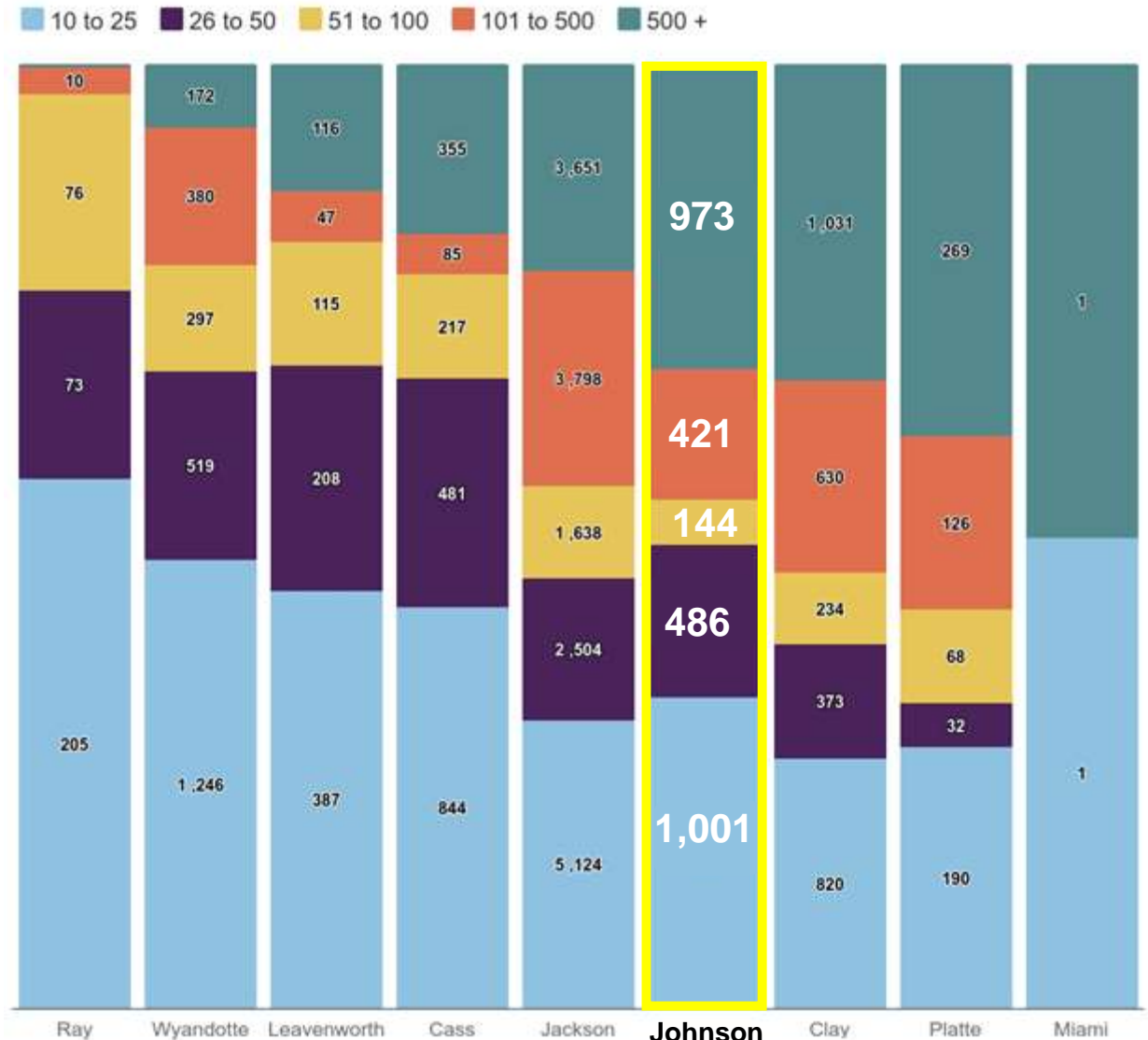


Investor Impact on Single-Family Housing in the KC Region

- Nearly 30,000 single-family rentals in the region are owned by companies holding 10 or more properties.
- Around 3,000 single-family rentals in Johnson County are owned by companies holding 10 or more properties.

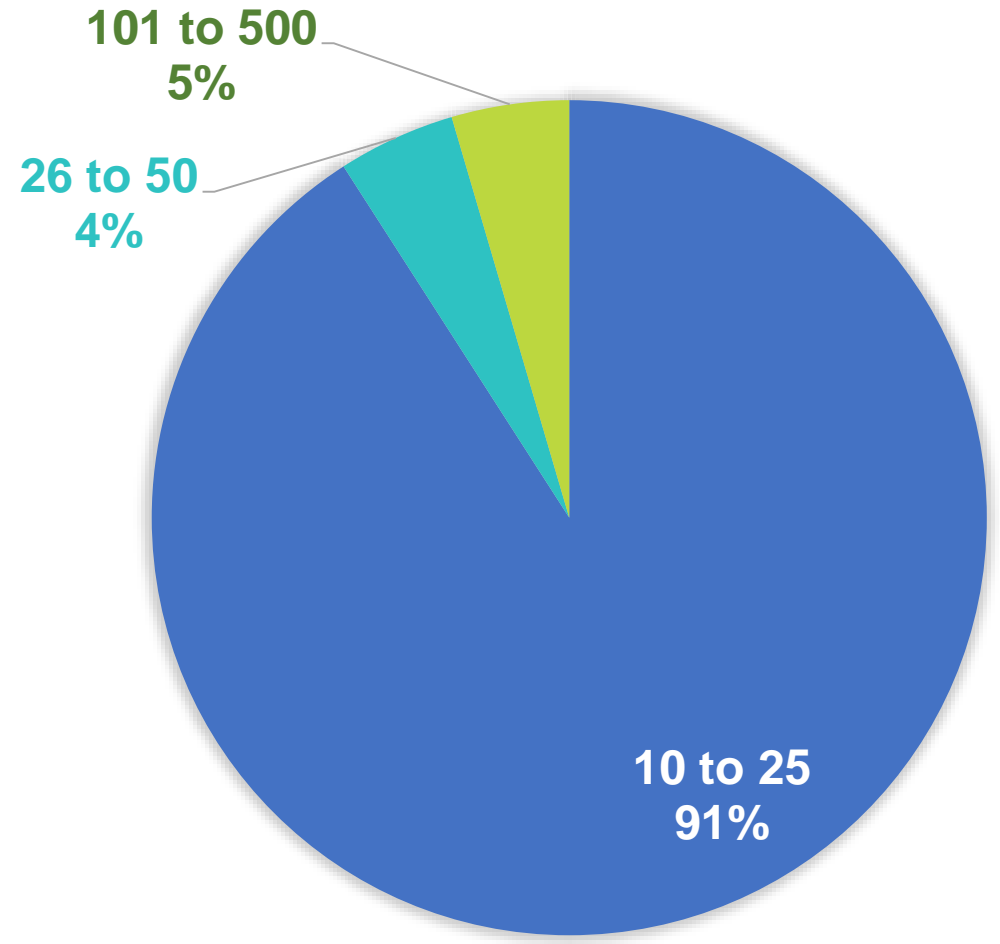
Number of SFR Rentals Owned by Size of Investor-Owner Holdings

The dominant investor-owner size varies throughout the region.



Mid-America Regional Council Tabulations of County Parcel Data

RENTALS BY SIZE OF INVESTOR-OWNER HOLDINGS

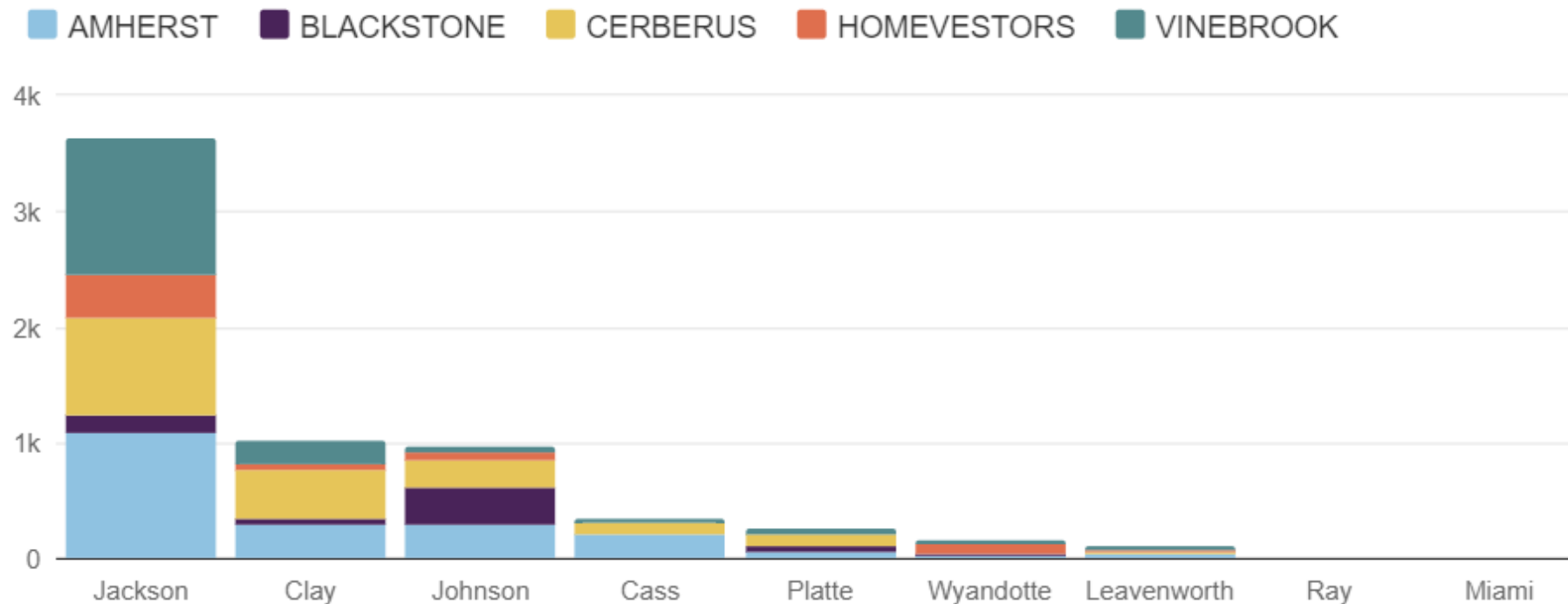


Investor
Impact on
Single-Family
Housing in
Westwood,
KS

Mega-Investors are Buying Properties throughout the Region

Number of SFR Rentals Owned by Each of the Top Five Investor Owners

The top five investor-owners have SFR rentals throughout the region, but a particularly high number in Jackson County.



Johnson County, Kansas

- Amherst 298
- Blackstone 323
- Cerberus 238
- HomeVestors 74
- VineBrook 40

Data Tools to Dig Deeper

Interactive maps on the
online data story

Big Investors with Big Influence

These new investment patterns are particularly interesting in some of the region's suburban communities long considered bastions of homeownership. On the Missouri side, Blue Springs, Lee's Summit, Independence, and Kansas City's Northland are all hot spots for mega investors. In Kansas, Olathe, Overland Park and Shawnee have active mega investors.

Click the buttons below to toggle between the heat map of mega-investor owned SFR rental properties in the Kansas City region and heat maps of each of the top five mega-investors' properties. Double-click to reset to all SFR 500+.

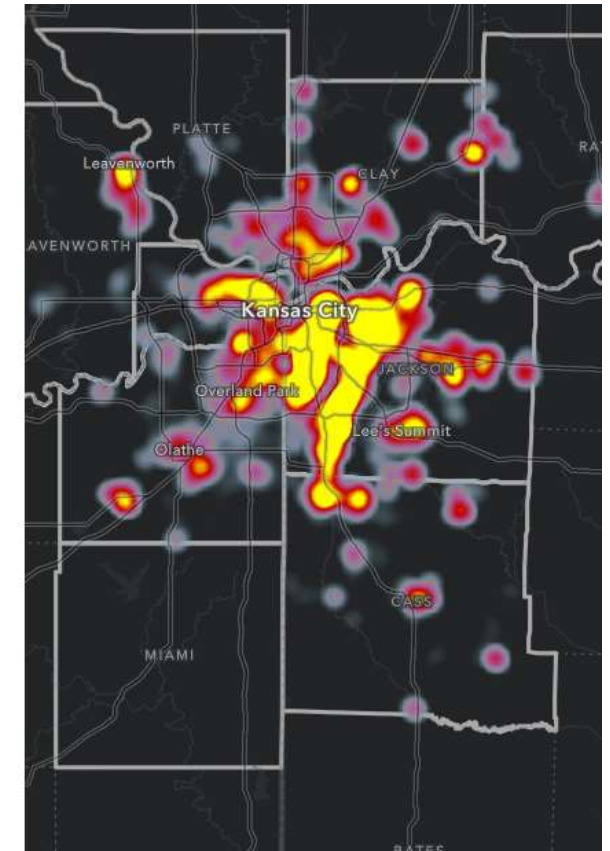
Amherst

Cerberus

VineBrook

HomeVestors

Blackstone





Johnson County, KS Fast Stats

Johnson County, KS

+ 11.4%



39

DAYS ON MARKET

+ 13.3%



1.7

MONTHS SUPPLY

- 0.6%



98.8%

PERCENTAGE OF ORIGINAL
PRICE RECEIVED

+ 3.9%



\$499,257

AVERAGE SALES PRICE

**All data metrics reflect a one year change*

- 9.8%



385

CLOSED SALES

- 10.7%



494

PENDING SALES

- 8.3%



1,149

TOTAL INVENTORY

RESOURCES

- [**CLT webinar and resources**](#)
- [**Housing locator webinar**](#)
- [**Developer needs assessment webinar**](#)
- [**Housing Data Hub**](#)
- [**Housing Data Research**](#)

QUESTIONS & DISCUSSION



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