

COUNCIL ACTION FORM

Meeting Date: February 13, 2020

Staff Contact: Fred Sherman, CAO / City Clerk

Agenda Item: United Community Service 2020 Jo Co Community Housing Study

Background / Description of Item:

Since 1990, United Community Services of Johnson County (UCS) has worked in partnership with cities and Johnson County to support programs that improve the quality of life through human service strategies.

United Community Service is spearheading an effort to collaborate on a Johnson County-wide Community Housing Study and Task Force facilitation process. These initiatives align with a number of efforts in the county, including UCS Johnson County Health Equity Network efforts, strategic plan initiative from a number of the municipalities in the county, and the work force housing economic development pilot project that was sponsored by the National League of Cities (NLC) for the First Suburbs Coalition (FSC) of the Mid-America Regional Council (MARC).

A request for proposals (RFP) for a county-wide Housing Study was issued in late 2019. Submitted proposals were evaluated by the following selection committee members:

- Kate Gunja, City of Overland Park
- Laura Smith, City of Mission
- Jim Hendershot, City of Spring Hill
- Maury Thompson, Johnson County Government
- Roxann Kerr Lindsey, Vice President of CBIZ and Treasurer of the UCS Board
- Jay Leipzig, Johnson County Director of Planning, Development & Codes (non-voting member)
- Julie Brewer, Executive Director, United Community Services (non-voting member)

A proposal was selected, and USC has finalized a contract with RDG Planning and Design to conduct a Johnson County Municipalities Community Housing Study. The general scope of this study is attached.

With this effort, USC has also recruited a Housing Task Force Technical Support Committee that represents all geographic regions and population sizes of the County for oversight on the Housing study efforts.

This Task Force committee includes:

- Mike Brungardt – City Administrator, DeSoto
- Jack Messer – Director of Planning and Development, Overland Park
- Nolan Sunderland – City Manager, Shawnee
- Aimee Nassif – Chief Planning & Development Officer, Olathe

- Laura Smith – City Administrator, Mission
- Maury Thompson – Deputy County Manager, Johnson County
- Chris Engel – City Administrator, Merriam and Johnson County Health Equity Network Leadership Team Member
- Mayor Paula Schwach – Westwood Hills
- Mayor Don Roberts – Edgerton and UCS Board Member

UCS also has applied for and will be receiving additional grant funds from Health Forward Foundation to help support costs associated with the Housing Task Force portion of the effort. A second RFP for facilitation services with the Housing Task Force has been drafted and will be released in the next few weeks to be partially paid for with the Health Forward Foundation grant funds. The Housing Task Force will include representation from all sectors of the county, including city/county profession staff and elected officials, business representatives, developers, bankers, home builder, landlords, impacted residents, education providers, health and social services providers.

UCS is requesting that the municipalities of Johnson County fund 50% of the cost of the housing study, and Johnson County fund the other 50% of the study. Westwood's share of this expense is \$225.

The expense for this study was not specifically budgeted by Westwood for FY 2020 but could be accommodated out of the \$15,000 budgeted line item for Contingency expenses. The City of Westwood did provide \$750 in 2019 for the Mid America Regional Council (MARC) First Suburbs Coalition sponsorship request for the National League of Cities Economic Development Pilot Program and Housing Summit.

Staff Recommendation:

Approved a \$225 expense for the United Community Service of Johnson County 2020 Johnson County Community Housing Study.

Johnson County Municipalities Community Housing Study/Task Force

Key Study Elements

Demographic and Economic Profile

- Current Demographics
- Trends and changes in demographics
- Demographic predictions
- Migration- who is moving in/out
- Household composition
- Poverty rates and trends
- Income distribution
- Labor force and unemployment- current and trends
- Occupations and employers
- Traffic and Commuting

Housing Profile and Economic Analysis

- Defining and measuring housing affordability (cost burden= more than 30% of income) + Transportation affordability (cost burden= more than 15% of income)
- Existing housing stock, housing types, and tenure, age of housing stock
- Building permits- trends
- Ownership market trends, renters who want to buy, supply of affordable homes and geographic distribution

- Gaps in the market (difference between number of renters or buyers and the number of affordable units)
- Rental market trends
- Impact of Gentrification
- Housing needs – persons with disabilities, experiencing homelessness, seniors, students, family demographic

Community Input:

➤ Resident survey

- Community participation opportunities
- Current housing choice
- Housing condition
- Repair needs
- Accessibility
- Displacements and vulnerabilities
- Strategies used to afford housing— what people give up or postpone
- Future housing plans
- Current housing spectrum
- Stakeholder perspectives

➤ Employer survey

- How easy is it for employees to find housing?
- How to employees cope with housing challenges?

➤ Rental property owner/manager survey

- Market
- Anticipated rent increases
- Perspectives on occupancy

State & Local Policies

- State Housing Preemption Laws – Impact
- Development Fees and Review Process
- Zoning and land use analysis
- Local housing ordinances/building codes
- Local strategic planning on housing choice
- Local incentive strategies

Highlights

- UCS facilitates cooperative work among cities and county government partners to develop a housing plan that ensures safe, suitable, attainable housing for all county residents
 - ✓ Cities/County collaborate on housing study and task force to develop a set of recommendations/options
 - ✓ Housing Study RFP handled through UCS
 - ✓ County/Cities share costs proportionately

**Johnson County Municipalities Community Housing Study/Task Force
Cost Estimates**

JURISDICTION	Population 2017 estimate	
	591,178	Housing Study/Taskforce Costs Combined Proportionate by Population
Mission Woods	195	\$100
Westwood Hills	395	\$100
Lake Quivira	935	\$150
Westwood	1,655	\$225
Edgerton	1,771	\$225
Mission Hills	3,573	\$425
Fairway	3,957	\$425
De Soto	6,107	\$650
Spring Hill	6,618	\$650
Roeland Park	6,772	\$650
Mission	9,409	\$1,250
Merriam	11,212	\$1,600
Gardner	21,583	\$2,750
Prairie Village	22,368	\$2,800
Leawood	34,659	\$5,000
Lenexa	53,553	\$7,000
Shawnee	65,513	\$7,500
Olathe	137,472	\$11,250
Overland Park	191,278	\$16,250
Johnson County		\$50,000
City Total	578,830	\$109,000



United Community Services of Johnson County
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P 913-438-4764 F 913-492-0197

February 11, 2020

INVOICE

TO:

Fred Sherman

Chief Administrative Officer/City Clerk

Westwood City Hall

4700 Rainbow Blvd.

Westwood, KS 66205

DESCRIPTION	TOTAL
2020 Johnson County Community Housing Study	\$225.00

Make check payable to: United Community Services

Mail to: United Community Services
12351 W. 96th Terrace
Suite 200
Lenexa, KS 66215

If you have any questions concerning this invoice, please call UCS at 913-438-4764

THANK YOU