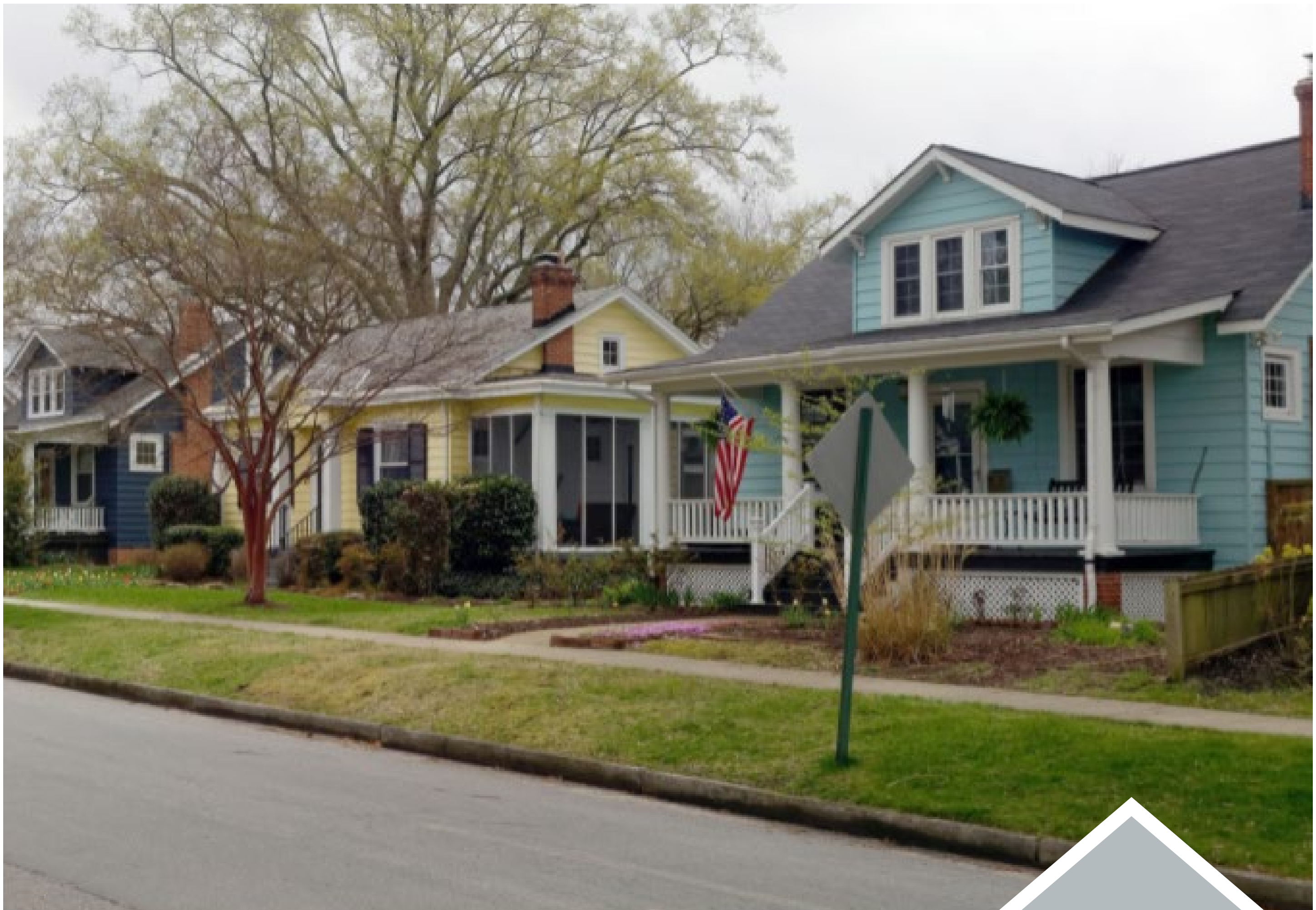

GOAL 04

Incentivize production of affordable and attainable housing stock by sharing risk, reducing gaps in the private market, and funding housing

Affordable housing is achieved when housing expenses do not exceed 30% of household income. Additional financial burdens can also impact the ability for many to afford housing in Johnson County. The Johnson County Housing Study prioritizes the need to increase the financial ability of builders and developers to try different attainable housing types by creating mechanisms to share or reduce risk. Building housing that is affordable to all incomes is often not cost effective for developers. However, solutions that address both individual and developer costs, risk and funding gaps are beneficial in creating affordable housing opportunities in communities.

RECOMMENDATIONS OVERVIEW:

GOAL 4: Incentivize production of affordable and attainable housing stock by sharing risk, reducing gaps in the private market, and funding housing

4.A	■ Convene housing funders and other stakeholders to identify attainable housing financing gaps for the region.
4.B	■ Utilize non-profit organizations with access to additional private funding, local, state, and federal dollars to build affordable housing, buy and rehabilitate low-quality homes and sell them at attainable costs.
4.C	■ Create a central database of existing housing programs/resources, including financial assistance programs and other necessities that affect the cost of living (i.e. childcare, transportation, and student debt), lean on community partners to help market it to the community, and partner with organizations to ensure the database is actively reviewed and updated.
★ 4.D	Create a funding mechanism for attainable and affordable housing by: ■ Creating a housing trust fund. Local and state housing trusts provide shared equity programs, combining tax credits with tax-exempt bonds to incentivize housing production. ■ Creating a community land trust.
4.E	■ Explore new financing strategies, such as special benefit districts, revenue bonds, and pool of public and private funds to assist with pre-development costs.
4.F	■ Promote the Low-Income Housing Tax Credit (LIHTC) program, which allows owners or purchasers of multi-family buildings to revitalize older properties in need of renovation.
4.G	■ Provide flexible HOME Investment Partnership Program dollars to create new affordable housing.
4.H	Use HUD technical assistance and capacity building to strengthen fair housing compliance and educate jurisdictions and non-profits about resiliency.
★ 4.I	■ Remove code uncertainties in the development process. Cities can review their zoning ordinances, infrastructure standards, and design recommendations to increase efficiencies during the development review phase to support diversity and affordability of housing types.
4.J	■ Waive or reduce development fees and charges for housing developments that include a targeted percentage of affordable housing units integrated into the development.
4.K	■ Allow technology and building materials that are durable, energy efficient, and relatively inexpensive as well as off-site construction of units.
4.L	Ensure Black, Indigenous, People of Color (BIPOC) developers, contractors, and service providers benefit from government housing investments and non-profit programs.
4.M	Modify zoning and ordinances to allow for homeless shelters in municipalities and increase access to housing, shelter, services, programs, resources, and information for those experiencing homelessness.

★ Top recommendation as recommended by Housing Task Force

■ Community for All Ages, see page 23

RECOMMENDATION 4.A

Convene housing funders and other stakeholders to identify attainable housing financing gaps for the region.

CONTEXT:

Multiple resources are available to help with funding affordable housing. Multiple perspectives on what programs are currently being used, the effectiveness of the programs, and the availability of other programs can help identify and reduce funding gaps. Mid America Regional Council is already working in this space regionally. Consider forming Public/Private Partnerships, strengthening existing partnerships, and forming a lending consortium.

BARRIERS ADDRESSED:

Cost of housing, development costs, financial risk over time, political will

COMMUNITY TYPE:

Countywide

IMPLEMENTATION LEAD:

Mid-America Regional Council

IMPLEMENTATION TIMEFRAME:

1 - 3 years

PERFORMANCE MEASURES:

- Total dollars for affordable housing leveraged
- Total units of attainable housing Countywide

CASE STUDIES:

The City of Grand Rapids, Michigan set an aggressive policy target for a citywide inventory of 30% affordable housing units. One tool created to help with the effort is an Affordable Housing Fund leveraged by dedicated city revenues, private contributions, and interest earnings. Additionally, a board provides recommendations for policy changes and managing allocations. Learn more here.

Affordable housing funding gaps make it difficult for rental properties to offer rentals at affordable pricing. Learn how developers are using a combination of subsidies to help reduce or eliminate the funding gap here.

RECOMMENDATION 4.B

Utilize non-profit organizations with access to additional private funding, local, state, and federal dollars to build affordable housing, buy and rehabilitate low-quality homes, and sell them at attainable costs.

CONTEXT:

Community development corporations (CDCs) are 501(c)(3) non-profit organizations that are created to support and revitalize communities. CDCs often deal with the development of affordable housing. They can also be involved in a wide range of community services that meet local needs such as education, job training, healthcare, commercial development, and other social programs. While CDCs may work closely with a representative from the local government, they are not a government entity. As non-profits, CDCs are tax-exempt and may receive funding from private and public sources.

Johnson County has a Community Housing Development Organization (CHDO), a private non-profit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. At least 15 percent of HOME Investment Partnership funds from the HUD must be set aside for specific activities to be undertaken by the Community Housing Development Organization (CHDO). Activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.

By purchasing homes for rehabilitation, a non-profit organization can maintain the housing stock that is affordable as well as build new homes. These homes can then be sold to new, often first-time home buyers. Organization and continued investment would be needed to maintain an effective program, as well as a continued supply of low-quality homes in need of rehabilitation.

BARRIERS ADDRESSED:

Competitive investment buyers, cost of housing, limited supply of first-time home buyer options, quality of existing housing stock

COMMUNITY TYPE:

Countywide

IMPLEMENTATION LEAD:

Non-profit

IMPLEMENTATION TIMEFRAME:

3 - 5 years

PERFORMANCE MEASURES:

- Dollars leveraged
- Number of units rehabilitated and sold for attainable amount
- Number of units built and sold for attainable amount

CASE STUDIES:

CDCs run the gamut from large, well-established organizations like New Community Corporation in Newark, NJ (which owns and manages 2,000 units of housing and employs more than 500 people) to community groups that meet in a church basement. Large or small, CDCs have in common an involvement in development work. They generally have a staff and some degree of incorporation. Learn more here.

Over a five-year period NeighborWorks Northeast Nebraska has implemented a highly successful Purchase Rehab Resale program. Under the program a qualifying household identifies a home, an assessment of the home for structural stability is completed, followed by a NeighborWorks Northeast Nebraska purchasing the home to complete any repairs needed. Learn more here.

Marlborough, a community in Kansas City, MO, has created a Community Land Trust to help create affordable housing options for purchase. Learn more about the Marlborough Community Land Trust here.

RECOMMENDATION 4.C

- **Create a central database of existing housing programs/resources, including financial assistance programs, available funding, and other necessities that affect the cost of living (i.e. childcare, transportation, and student debt), lean on community partners to help market it to the community, and partner with organizations to ensure the database is actively reviewed and updated.**

CONTEXT:

There are many resources scattered throughout Johnson County that lead to fragmented efforts targeted at specialized solutions. The database would connect organizers of programs, community members, those looking for help, and those wanting to help. It could include information on housing programs as well as identify all federal, state, and local funding available for affordable housing. Combining resources could lead to new knowledge and partnerships through Johnson County. A central database could provide a one-stop-shop for those seeking more information or assistance as long as the database is user-friendly and accessible.

Challenges include the time and resources needed to compile resources as well as the partner collaboration. There is also a chance the database would not be heavily utilized if awareness and access is not high. This database would need frequent updating and reviewing to ensure accuracy as well.

BARRIERS ADDRESSED:

Cost of housing, knowledge of programs and resources, overall cost of living

COMMUNITY TYPE:

Countywide

IMPLEMENTATION LEAD:

County, municipalities, service provider, non-profit, Mid-America Regional Council

IMPLEMENTATION TIMEFRAME:

1 - 3 years

PERFORMANCE MEASURES:

- Total users of database

CASE STUDIES:

Grand Rapids, Michigan has made housing a forefront policy in their community and their ongoing efforts have resulted in a Housing Strategies Toolkit listing all the available programs or initiatives in progress and what they will address. View the database here.

RECOMMENDATION 4.D

Create a funding mechanism for attainable and affordable housing by:

- **Creating a housing trust fund. Local and state housing trusts provide shared equity programs, combining tax credits with tax-exempt bonds to incentivize housing production.**
- **Creating a community land trust.**

CONTEXT:

Federal housing subsidies can fall short of the financial assistance developers need to build affordable housing. A combination of financial resources would benefit communities and allow more targeted plans focused on individual community needs.

State housing trust funds are the backbone of housing in the trust fund world. State housing trust funds collected in excess of $1.6 billion in 2020 to advance affordable housing initiatives in their states. Forty-seven states have created sixty housing trust funds. Additionally, fourteen states have passed legislation that encourages and/or enables local jurisdictions to dedicate public funds to affordable housing. Housing Trust Fund gives priority in funding awards based on six factors:

- geographic diversity as reflected in the ConPlan
- the extent to which rents will be affordable, especially for ELI households
- the length of time rents will remain affordable
- the merits of an applicant's proposed activity
- the use of other funding sources, and
- the applicant's ability to obligate HTF dollars and undertake funded activities in a timely manner

In 2020, County housing trust funds generated more than $200 million. There are currently 69 County housing trust funds in seventeen states.

In 2020, housing trust fund revenues generated by cities exceeded $1 billion. The most common revenue source collected by city housing trust funds are developer fees. There are 118 city housing trust funds in thirty-four states.

A community land trust is a tax-exempt non-profit organization that acquires and develops real estate to provide safe attainable and affordable housing to low-income homeowners. A community land trust acquires property similar to any other housing developer using private and public housing subsidies. A community land trust is different from a developer in that it seeks to create homes in an effort to increase access to homeownership and build generational wealth through dual ownership.

BARRIERS ADDRESSED:

Cost of housing, development costs, financial risk over time, political will

COMMUNITY TYPE:

Countywide

IMPLEMENTATION LEAD:

County, municipalities, non-profit

RECOMMENDATION 4.D
Continued

IMPLEMENTATION TIMEFRAME:

5 - 10 years

PERFORMANCE MEASURES:

- Total dollars leveraged
- Total units of attainable housing
- Total housing units sold through Community Land Trust

CASE STUDIES:

The voters of Charlotte, North Carolina approved a $15 million bond to develop a local Housing Trust Fund to provide affordable homes for low- and moderate-income households. Since that time, the housing trust fund has financed 5,122 new and rehabilitated affordable housing units. Learn more about how they prepared for this vote and what the results were here.

State housing trust funds are the backbone to addressing critical housing needs. Forty-seven states have created sixty housing trust funds, all of which are funded and managed differently. Fourteen states have passed legislation that encourages or enables local jurisdictions to dedicate public funds to affordable housing. The most common revenue sources collected by state housing trust funds are the real estate transfer tax and the documentary stamp tax. Learn more about the various ways states fund and manage housing trusts here. Another example here. Another example here.

Marlborough, a community in Kansas City, MO, has created a Community Land Trust to help create affordable housing options for purchase. Learn more about the Marlborough Community Land Trust here.

The Housing Trust Fund Project provides many resources to assist in establishing a Housing Trust Fund including a Publication and Resource Library.

Housing Trust Fund resources and contact information specific to Kansas can be found here.

RECOMMENDATION 4.E

- **Explore new financing strategies, such as special benefit districts, revenue bonds, and pool of public and private funds to assist with pre-development costs.**

CONTEXT:

Identifying gaps in funding will help in identifying new financing strategies that can aid in developing affordable housing solutions. New financing strategies can be tailored to the needs of each community and provide targeted assistance.

Special benefit districts are frequently used by local governments to encourage and promote orderly development and infrastructure improvements which will pay for themselves by allowing the costs for an improvement to be assessed to the properties directly benefiting from such improvement.

Revenue bonds are a class of municipal bond issued to fund public projects which then repay investors from the income created from the project. These are different than general obligation bonds. The repayment of general obligation bonds is secured by all the revenues generated by an entity, including their tax revenues. The repayment of revenue bonds is guaranteed only by revenues obtained by the projects that were subsidized using the bonds. Tax revenues are not used at all.

Another example of financing options to explore are Flexible Housing Subsidy Pools (FHPs or FHSPs) which are an emerging systems-level strategy to fund, locate, and secure housing for people experiencing homelessness in a more coordinated and streamlined way. The overall approach of an FHP involves pooling resources from public and private entities that offer financial assistance for rents and couple assistance with supportive services. While the pool's eligibility may be determined by the funder, community policy priority (e.g., chronic homeless status, frequent system utilization), or a combination of these or other factors, any strategy should be co-developed with Black, Indigenous, people of color (BIPOC) and people with lived expertise of homelessness. Learn more about Flexible Housing Subsidy Pools here.

BARRIERS ADDRESSED:

Cost of housing, development costs, financial risk over time, political will

COMMUNITY TYPE:

Countywide

IMPLEMENTATION LEAD:

Mid-America Regional Council

IMPLEMENTATION TIMEFRAME:

3 - 5 years

PERFORMANCE MEASURES:

- Total dollars of attainable housing financed
- Total units of attainable housing constructed due to the financing assistance

CASE STUDIES:

Current financing strategies may not fully address affordable housing needs in each community leading to the need for innovative financing strategies. Learn how the Chicago Region used innovative financing approaches for affordable housing here.

Proceeds from the issuance of bonds can be used to provide affordable housing subsidies. Learn more about the process and communities that have utilized general obligation bonds for affordable housing subsidies here.

In October 2016, Greensboro, NC put to vote a $25 million bond project to fund the purchase, construction, and improvements to housing for low to moderate households. Learn more here.

Over 770 housing trust funds across the nation play an important part in providing affordable housing. Discover how housing trust funds work at state, county, and city levels and the benefits achieved here.

The Kansas Housing Trust Fund is developing a permanent supportive housing project in Lawrence, KS. Learn more about the development and how communities can apply for funding here.

RECOMMENDATION 4.F

Promote the Low-Income Housing Tax Credit (LIHTC) program, which allows owners or purchasers of multi-family buildings to revitalize older properties in need of renovation.

CONTEXT:

The Low-Income Housing Tax Credit provides a tax incentive to construct or rehabilitate affordable rental housing for low-income households. LIHTC subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. The LIHTC program gives State and local LIHTC-allocating agencies the equivalent of approximately $8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. Many types of rental properties are LIHTC eligible, including apartment buildings, single-family dwellings, townhouses, and duplexes which addresses diversity in attainable housing.

The Low-Income Housing Tax Credit (LIHTC) program offers housing options to households earning less than 80% of Area Median Income (AMI). Units in this program are not required to remain permanently attainable. The incentives usually end after 15 years, but in the 1990s, this was extended to 30 years with an option to leave after 15 years. Since its inception in 1987, the Low-Income Housing Tax Credit (LIHTC) has provided funding for 65 housing projects with 6,990 affordable housing units in Johnson County. These projects include developments that are all affordable units and projects with a mix of affordable and market rate units. Projects were primarily new construction; however, several involved acquisition and rehab of existing buildings. In just the first three years, the program produced 666 affordable housing units in Johnson County. In the 1990s, 29 LIHTC projects were completed in the County, accounting for 2,277 units. However, since 2000, 24 projects have been placed in service with only 731 units. Many other programs have experienced less support over the years. Recent changes to the federal tax code have made the sale of LIHTC less lucrative and therefore, there have been fewer projects Receiving funding is highly competitive as funding is limited and demand is high. Johnson County has clearly experienced a decline in the development of these projects as 2017 was the last year a LIHTC project was completed. It is difficult to predict whether property owners will maintain affordable rents once the requirement has expired, but the loss of hundreds of units would further strain the market for affordable or attainable housing.

BARRIERS ADDRESSED:

Competitive investment buyers, cost of housing, knowledge of programs and resources, limited supply of first-time homebuyer options, NIMBY-ism, quality of existing housing stock (especially rental properties)

COMMUNITY TYPE:

Countywide

IMPLEMENTATION LEAD:

Municipalities, non-profit, service providers

IMPLEMENTATION TIMEFRAME:

1 - 3 years

PERFORMANCE MEASURES:

- Total dollars in tax credits leveraged
- Total attainable housing units added

CASE STUDIES:

Learn more about LIHTC, types of credits, the allocation process, and recent developments here.

Lawrence, KS has multiple community programs to help tenants become home owners including the Lawrence Community Housing Trust. Learn more about the housing trust and other programs here.

RECOMMENDATION 4.G

Provide flexible HOME Investment Partnership Program dollars to create new affordable housing.

CONTEXT:

HOME provides formula grants to states and localities that communities use, often in partnership with local non-profit groups, to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds in Johnson County are currently used for repair of existing housing for qualified individuals. These funds could also be used to create affordable housing product.

BARRIERS ADDRESSED:

Cost of housing, knowledge of programs and resources, limited supply of first-time homebuyer options, overall cost of living, quality of existing housing stock, rehabilitation costs

COMMUNITY TYPE:

All

IMPLEMENTATION LEAD:

County, municipalities, non-profit

IMPLEMENTATION TIMEFRAME:

1 - 3 years

PERFORMANCE MEASURES:

- Total dollars leveraged with HOME Investment Partnership Program
- Total number of attainable housing units added due to program

CASE STUDIES:

The HOME Investment Partnership Program helps fund a variety of activities ranging from building new homes to rehabilitating existing homes in order to provide affordable housing choices. Learn how San Jose is using HOME funding to create new affordable housing in the community here.

RECOMMENDATION 4.H

Use HUD technical assistance and capacity building to strengthen fair housing compliance and educate jurisdictions and non-profits about resiliency.

CONTEXT:

HUD's Community Compass initiative funds technical assistance and capacity building activities with an innovative, outcome-focused approach and a collaborative effort among HUD, its customers, and the organizations providing assistance and capacity building on behalf of HUD. Community Compass helps HUD's customers navigate complex housing and community development challenges by equipping them with the knowledge, skills, tools, capacity, and systems to implement HUD programs and policies successfully. The goal of Community Compass is to empower communities so that successful program implementation is sustained over the long term. Activities performed under Community Compass include:

- Needs assessments
- Direct Technical Assistance and Capacity Building engagements
- Development of products and tools
- Self-directed and group learning
- Knowledge management

BARRIERS ADDRESSED:

Cost of housing, knowledge of programs and resources, lack of diverse housing types, NIMBY-ism, political will, systemic racism

COMMUNITY TYPE:

Countywide

IMPLEMENTATION LEAD:

County and non-profit partnership

IMPLEMENTATION TIMEFRAME:

1 - 3 years

PERFORMANCE MEASURES:

- Technical assistance dollars leveraged
- Need to add something else here.

CASE STUDIES:

Community Compass helps bring together a variety of programs offered by HUD and determines how a community can benefit from the programs and provides knowledge about the various programs available. Learn more here.

RECOMMENDATION 4.1

Remove code uncertainties in the development process. Cities can review their zoning ordinances, infrastructure standards, and design recommendations to increase efficiencies during the development review phase to support diversity and affordability of housing types.

CONTEXT:

Each city will have different priorities to address in the regulatory framework. Zoning code amendments to allow different housing types will not trigger more variety on their own. Mitigating potential barriers upfront and increasing efficiencies in the construction phase will support filling housing gaps. A well-structured and design-oriented zoning ordinance will prevent possible adverse effects of density, building mass, land use conflicts, and transportation. Requiring a grid street network, less right-of-way, parking, and other infrastructure standard changes can reduce the cost of the development, which is sometimes shared with the developer and passed onto the purchaser of the home. Consistency among jurisdictions would help make development more seamless throughout the County.

There is an opportunity for municipalities to partner with the Homebuilders Association and area developers to develop shared metrics around costs of the overall development process, especially upfront costs. These metrics could also be used to attract additional affordable housing development to the County.

BARRIERS ADDRESSED:

Cost of housing, development costs, financial risk over time, lack of diverse housing types, limited supply of first-time homebuyer options, restrictions and regulations

COMMUNITY TYPE:

All

IMPLEMENTATION LEAD:

Municipalities

IMPLEMENTATION TIMEFRAME:

1 - 3 years

PERFORMANCE MEASURES:

- Number of municipalities updating code
- Average time in review to approval in days
- Percentage of cost experienced by developer for infrastructure and approval process

CASE STUDIES:

Reviewing and updating zoning ordinances to eliminate outdated or inefficient requirements can help lower costs and increase affordability. Rethinking zoning ideas and examples can be found here.

RECOMMENDATION 4.J

Waive or reduce development fees and charges for housing developments that include a targeted percentage of affordable housing units integrated into the development.

CONTEXT:

Reducing the cost to develop a site leads to lower costs and subsequently lower costs per housing unit when tied to incentives for including certain price points or housing products. Several methods are already used in Johnson County and include shared costs, special assessments, subordinate payments, and infrastructure standards. Municipalities charge developers impact fees to finance new or expanded public facilities and services. In many cases, the impact fees are tied to the number of units, not unit size. In other words, a 5,000 sq ft. home and a 500 sq ft. home may be charged the same impact fee. This is a disincentive for developers to construct small-scale, multi-unit buildings and encourages building units as large as the market would support, since higher sales prices would help mitigate the impact fee for that project.

BARRIERS ADDRESSED:

Cost of housing, development costs, financial risk over time, lack of diverse housing types, limited supply of first-time homebuyer options, NIMBY-ism, systemic racism, restrictions and regulations

COMMUNITY TYPE:

Countywide

IMPLEMENTATION LEAD:

Municipalities

IMPLEMENTATION TIMEFRAME:

1 - 3 years

PERFORMANCE MEASURES:

- Number of affordable units integrated into developments as a result of incentive

CASE STUDIES:

The City of Shawnee has an excise tax for building out infrastructure. The city can waive the tax for development and several projects have used it. (Page 135 of the Housing Study.) Learn more here.

Revised impact fee schedules can help decrease costs for developers while ensuring needed revenue is available to cover costs incurred by communities. Examples of how fees can be altered can be found here.

RECOMMENDATION 4.K

Allow technology and building materials that are durable, energy efficient, and relatively inexpensive as well as off-site construction of units.

CONTEXT:

By allowing for different types of materials, developers can reduce costs to construct new housing and provide more affordable housing products. By encouraging energy efficient building codes, residents can save costs on utilities and reduce their overall cost of living. For example, allow prefabricated housing built off-site with energy and water efficiency in mind and assembled on-site.

An annual demonstration project with research on cost savings related to material use, energy efficiency, and waste reduction would provide insight into the cost-benefits and affordable outcomes.

BARRIERS ADDRESSED:

Development costs, cost of housing, lack of diverse housing types, limited supply of first-time homebuyer options, overall cost of living, restrictions and regulations

COMMUNITY TYPE:

All

IMPLEMENTATION LEAD:

Municipalities

IMPLEMENTATION TIMEFRAME:

1 - 3 years

PERFORMANCE MEASURES:

- Average cost of constructing median housing product
- Costs savings on materials savings and energy efficiency based on research

CASE STUDIES:

Technological advances have resulted in many alternative materials that can be used to reduce building costs. Read about some of the alternatives here.

RECOMMENDATION 4.L

Ensure Black, Indigenous, People of Color (BIPOC) developers, contractors, service providers, homeowners, and renters benefit from government housing investments and non-profit programs.

CONTEXT:

There is a history of disproportionate impacts of housing challenges on communities of color in cities across the county. Johnson County's past involved the use of racially restrictive legal tools that developers, real estate agents, and government agencies implemented to exclude communities of color from access to housing. Racial equity must be at the center of course correcting housing strategies to ensure residents have access and opportunity to homeownership in Johnson County. For example, municipalities can incentivize applications that offer or provide access to programs like homeownership support, workforce development programs, proximity to jobs and transit, and access to health and wellness spaces and activities.

To create a more equitable community, there is a need to address these disproportionate impacts through targeted involvement. Ensuring BIPOC developers and service providers are equally included in investments and programs such as LIHTC is a crucial step to ensuring equal distribution and promotion of investments across the county. This recommendation requires a commitment and resources and can be difficult to measure. Minority Business Enterprises have requirements such as be at least 51% minority–owned, managed and controlled. Different types of developers and service providers such as commercial/industrial and residential would need to be considered for level of impact.

The LIHTC program involves an extensive screening process. Prioritizing access to affordable housing opportunities by ensuring marginalized residents are not unfairly screened out of the process due to arrest/conviction records, evictions, or credit scores is a step toward acknowledging and correcting systemic barriers to housing access.

BARRIERS ADDRESSED:

Systemic racism

COMMUNITY TYPE:

All

IMPLEMENTATION LEAD:

County, municipalities, non-profit, developers

IMPLEMENTATION TIMEFRAME:

1 - 3 years

PERFORMANCE MEASURES:

- Total dollars invested in Minority Business Enterprises
- Total contracts or %

CASE STUDIES:

The Chicago department of Housing released the country's first Racial Equity Impact Assessment on a Qualified Allocation Plan for LIHTC to examine how different racial and ethnic groups are or will be affected by existing or proposed programs, policies, or decisions. Read the article here.

RECOMMENDATION 4.M

Modify zoning and ordinances to allow for homeless shelters in municipalities and increase access to housing, shelter, services, programs, resources, and information for those experiencing homelessness.

CONTEXT:

The Housing for All Task Force identified homelessness as an "unseen" but critical issue in Johnson County. Poverty, unemployment, and lack of affordable housing are common causes of homelessness. Risk factors can be exacerbated by personal vulnerabilities such as mental health challenges, substance abuse, trauma and violence, illness, divorce, and disabilities. Housing and shelter programs can help address the root causes of homelessness through a range of essential recovery support services. To effectively address housing needs of residents experiencing homelessness, there needs to be a continuum of supports from shelter and transitional living solutions, to permanent supportive housing and subsidized housing responses that enables a household to stair-step back into self sufficiency when possible. Research also shows that interventions to prevent homelessness are more cost-effective than addressing issues after someone becomes homeless. Rehousing helps stabilize an individual, connecting them with community support and resources to help them maintain housing.

The Greater Kansas City Coalition to End Homelessness works to unify and connect organizations in order to more effectively work together to provide services to those in need. Insight and collaboration from their organization would be beneficial in implementing programs in Johnson County.

BARRIERS ADDRESSED:

Cost of housing, knowledge of programs and resources, overall cost of living

COMMUNITY TYPE:

Countywide

IMPLEMENTATION LEAD:

County, municipalities, non-profit

IMPLEMENTATION TIMEFRAME:

3 - 5 years

PERFORMANCE MEASURES:

- Total housing units provided for the unsheltered
- Reduction in the unsheltered population in County
- Number of cities increasing access to housing for the unsheltered
- Ordinances supportive of shelters and transitional living solutions

RECOMMENDATION 4.M
Continued

CASE STUDIES:

A comprehensive program that includes housing and social programs can help reduce the number of people experiencing houselessness. Learn how the Tiny House Village in Kansas City has become a national model for helping to reduce homelessness among veterans by combining housing options with social services here.

Shawnee, KS adopted a new codes allowing four different types of shelters in the community to help address housing for homeless populations. You can read the ordinance here.

Lenexa, KS, in an agreement with the Shawnee Mission Unitarian Universalist Church, allows the church to operate a cold weather overnight shelter through 2022 as the city works to study and update zoning ordinances to address the inclusion of shelters in the community. Learn more about the process currently underway in Lenexa here.

Kansas Senate Bill 366 prohibits jurisdictions from requiring affordable housing as a portion of all new developments or rehabilitations through inclusionary zoning ordinances. Jurisdictions are not restricted from including affordable housing requirements in incentive packages offered to developers.