



# CITY OF WESTWOOD, KANSAS

## PLANNING COMMISSION MEETING

4700 RAINBOW BLVD. WESTWOOD, KS 66205

Monday, March 04, 2024 at 7:00 PM

### AGENDA

---

Welcome to your Westwood City Council meeting. This meeting may be attended remotely via Zoom:

**Access Online:** <https://us02web.zoom.us/j/89009964959>

**Access by Phone:** (312) 626-6799 / **Webinar ID:** 890 0996 4959

---

*[Note: This agenda is subject to changes, additions, or deletions at the discretion of the Governing Body]*

---

#### REGULAR MEETING AGENDA

##### I. CALL TO ORDER

- A. Administer the Affirmation of Office to Kevin Breer and Mark Neibling and Oath of Office to Emily Keyser

##### II. APPROVAL OF THE AGENDA AND MEETING MINUTES

- A. Consider approving the March 4, 2024 Planning Commission meeting agenda
- B. Consider approving the February 5, 2024 Planning Commission meeting minutes

##### III. PUBLIC HEARINGS

##### IV. PRESENTATIONS

- A. Mid-America Regional Council (MARC) regional efforts on housing (Katie Killen, Housing Program Manager; Josh Akers, Research Manager at MARC)

##### V. OLD BUSINESS

##### VI. NEW BUSINESS

##### VII. ANNOUNCEMENTS/PLANNING COMMISSIONER COMMENTS

##### VIII. STAFF REPORTS

- A. Administrative Report (City Administrator Leslie Herring)

##### IX. UPCOMING ITEMS

- A. April Guest Presentation: Mid-America Regional Council (MARC) regional efforts on environmental sustainability (Tom Jacobs)

- B. Annual legalities training (April)
- C. May Guest Presentation: Contain the Rain and Heartland Tree Alliance programs (Bridging the Gap staff)
- D. Election of officers (Chair, Vice-Chair, and Secretary) (May)

**X. ADJOURNMENT**

**UPCOMING MEETINGS**

Regular meetings of the Westwood Planning Commission are held at 7:00 PM on the first Monday of each month. The next regular meeting of the Westwood Planning Commission will be held Monday, April 1, 2024, at 7:00 PM at Westwood City Hall or virtually, depending on current public health protocols in place. The City Calendar may be accessed at [www.westwoodks.org](http://www.westwoodks.org). To receive further updates and communications, please see or sign up for the following:

**Westwood Buzz Email:** <https://bit.ly/3wA4DWx>

**Facebook:** [City of Westwood Kansas-Government](#)  
[Westwood, KS Police Department](#)

**City of Westwood, Kansas  
Planning Commission Meeting  
4700 Rainbow Boulevard  
February 5, 2024 – 7:00 PM**

Commissioners Present: Ann Holliday  
Samantha Kaiser  
David Kelman  
Mark Neibling  
Sarah Page, Chair  
Matt Prout  
M. Scott Weaver

Commissioners Absent: Kevin Breer, Vice Chair  
Clay Fulghum

Staff Present: Leslie Herring, City Administrator

**Call to Order**

Chair Page called the meeting to order at 7:00 PM on February 5, 2024.

**Approval of Agenda and Meeting Minutes**

Chair Page called for modifications or discussion of the February 5<sup>th</sup> meeting agenda or January 8<sup>th</sup> meeting minutes or a motion for approval. Commissioner Niebling moved to approve both the agenda and minutes. Commissioner Prout seconded. Motion passed unanimously.

**Public Hearings**

None.

**Presentations**

The Planning Commission received a presentation from Godfrey Riddle of Civic Saint on his project to use Compressed Earthen Blocks (CEBs) in building safe and affordable housing.

**Old Business**

*2024 Issues of General Interest and Training Needs and Requests*

City Administrator Herring presented the staff report included in the meeting packet and referenced the January 8, 2024 meeting minutes for the listing of topics discussed to-date.

The following independent study topics were claimed by Planning Commissioners for the following meeting dates:

- August 5, 2024 – Street tree requirement for new construction projects (Commissioners Kelman and Prout)
- September 9, 2024 – Pedestrian-friendliness, traffic calming, lowering speed limits (Commissioner Kaiser and Chair Page)

The Planning Commission discussed the schedule of guest speakers (listed in the staff report in the meeting packet) and thanked Herring for coordinating them. Chair Page asked Herring to advertise the speakers and presentations to the broader community through the City's communication channels.

### **New Business**

None.

Chair Page thanked Commissioner Weaver for his service to the City on the Planning Commission as he is not seeking reappointment at the conclusion of his second term. Tonight will be his final meeting. Commissioner Weaver reflected on his time on the Planning Commission and his thoughts on the importance of civic participation.

Page asked Herring to speak to the status of selecting and appointing Weaver's replacement. Herring stated that two candidates responded to the call for interest in the appointment and that the selection process was under way with a request from the Mayor to City Council for consideration of the appointment scheduled for the February 8, 2024 City Council meeting. The new Planning Commissioner is expected to be named at that time and sworn in at the March 4, 2024 Planning Commission meeting. Commissioner Kelman noted his surprise that only two residents were interested in the appointment considering how much interest there has been from the community in the Planning Commission's work over the past year.

### **Staff Reports**

#### *City Administrator Report – Leslie Herring*

Commissioner Weaver asked for a status update on the sale of City-owned property to Karbank for the redevelopment project at 50<sup>th</sup> & Rainbow approved in the Fall of 2023. Herring shared that the City Council declared invalid a resident petition to call for a referendum on the sale of City-owned property and that now the City is seeking a judgment from the Johnson County District Court on the validity of the resident petition to determine whether a special election can be called. The matter is currently working through the Court process.

Herring also shared that there are multiple staff reports included in the January 11, 2024 City Council meeting packet that Planning Commissioner may be interested in reviewing: A report on current work of the Administration Department, a report on the 2024 work plan for the Administration Department, and a report on the Park Planning Steering Committee, which is set to begin work in March 2024. Specifically, Herring noted the following projects and their status:

- Mission Rd. 2025 Improvements and upcoming public meeting on the plans
- Rainbow Blvd. PSP study open house to gather additional public input was held on Saturday, January 27, from 2 – 4 PM at Westwood City Hall and was well-attended
- Community survey planned for this Spring, which results will be used to create a Governing Body Strategic Plan

Commissioner Kelman requested an update on filling the City's Building Official position. Herring shared that Nick Finck has been spending a lot of time at the Building Official's desk and is doing a great job so far shadowing neighboring building officials who are helping to cover our inspections and plan review and studying for certification exams.

**Adjournment**

Motion by Commissioner Weaver to adjourn the meeting. Second by Commissioner Kelman. Motion passed unanimously. The meeting adjourned at 8:08 PM.

**Upcoming Items**

None.

APPROVED: \_\_\_\_\_  
Sarah Page, Chair

ATTEST: \_\_\_\_\_  
Leslie Herring, Secretary

DRAFT



Greater Kansas City  
Regional Housing Partnership

March 4, 2024

## WESTWOOD, KANSAS PLANNING COMMISSION

*Presented by:*

**Katie Killen**

MARC Housing Program Manager

**Josh Akers**

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



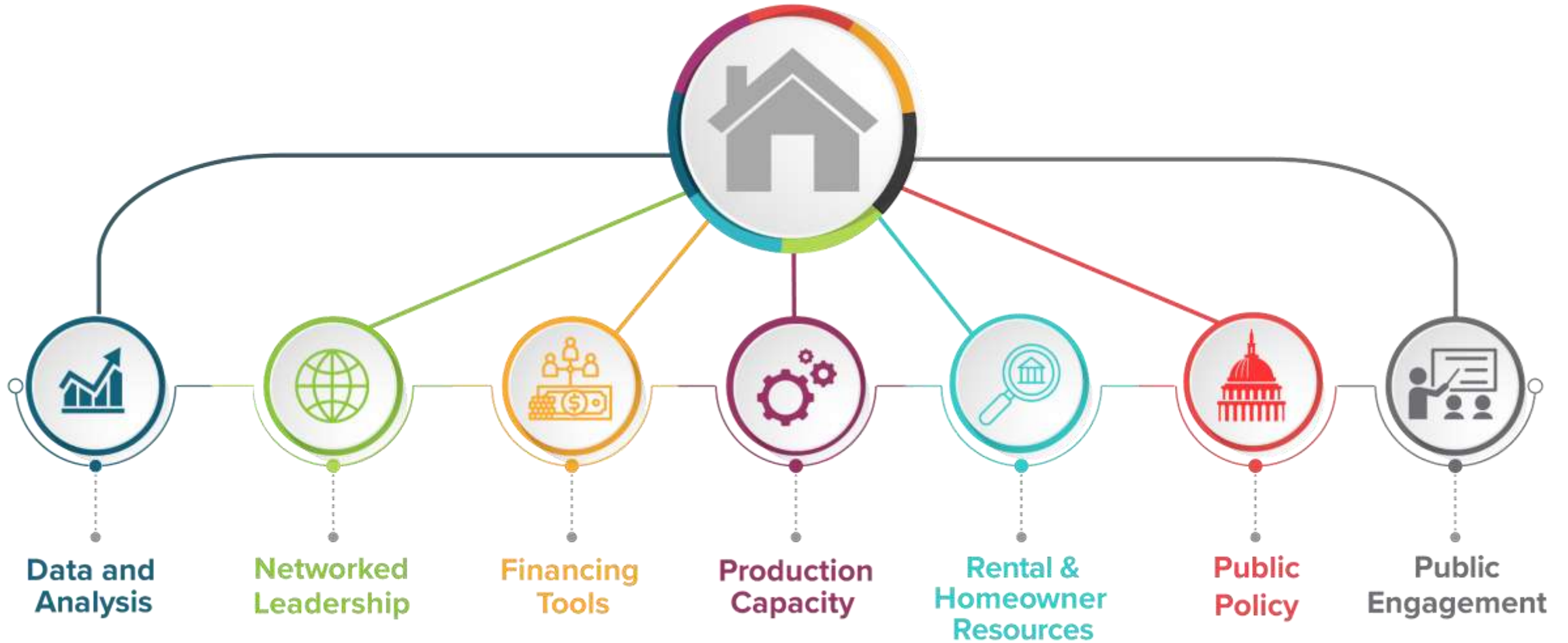
# SCOPE

## 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	~110
> \$250k	~110

### Median Household Income by City

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

**Map Legend**

Median Household Income

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

### Median Household Income

For Selected Geography

\$91,477

\$28,750 - \$250,001

Compared to regional range  
Medians averaged when multiple selected

Median  Percent

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

Item A. Section IV, Item



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](#)

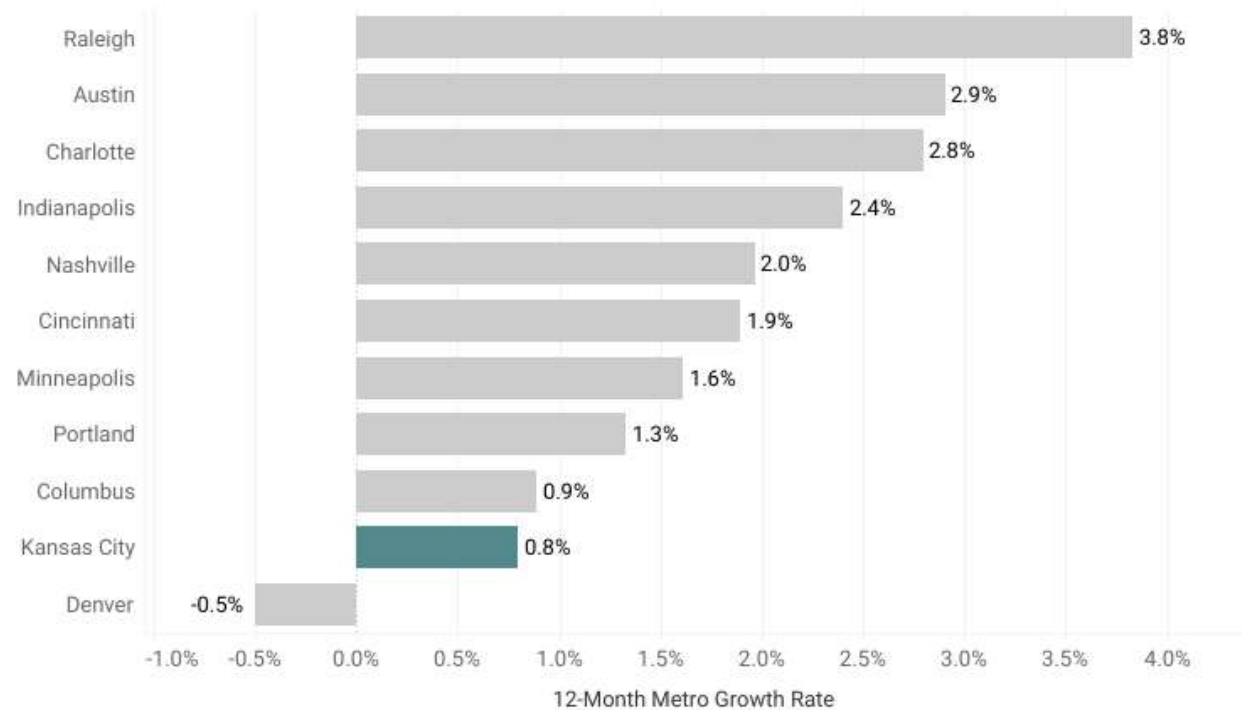


# The State of Housing in the United States and the Kansas City Region

- 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%
<b>GRAND TOTAL</b>	<b>4,184</b>	<b>6,167</b>	<b>10,351</b>	<b>51.4%</b>




### 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**





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	<b>1,258</b>	<b>59.4%</b>
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%
<b>GRAND TOTAL</b>	<b>4,184</b>	<b>6,167</b>	<b>10,351</b>	<b>51.4%</b>

## 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

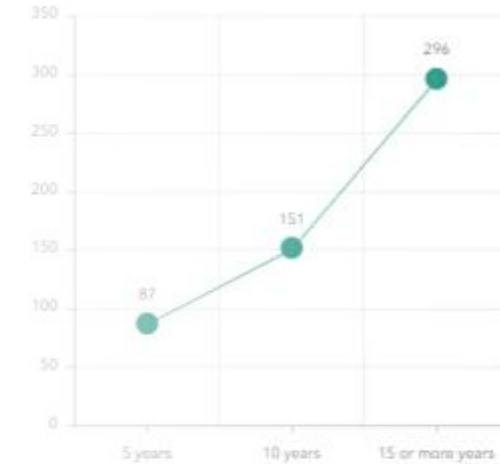
Housing Data Hub  
National Housing Preservation Database - LIHTC Properties

Filter by roll-off range:  
within given years

Filter by profit type

Item A, Section IV, Item

Cumulative LIHTC Properties by Roll Off Period  
for Selected Geography

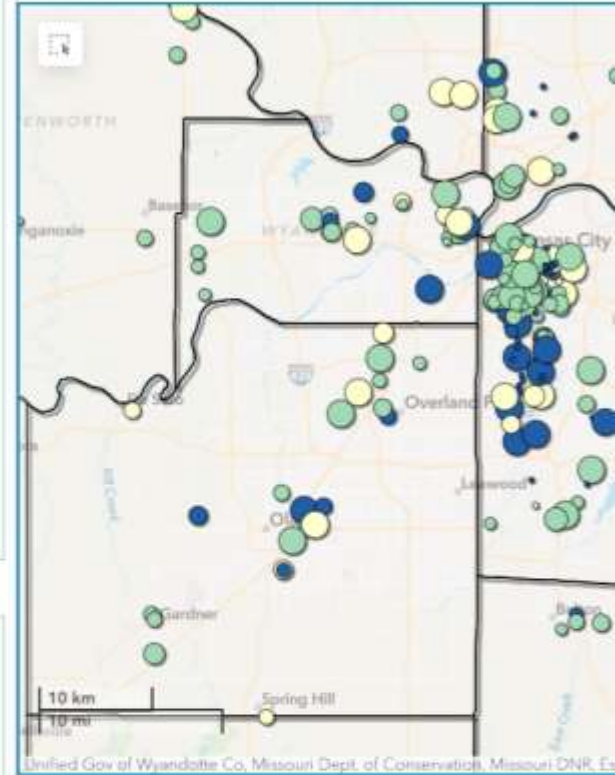


Properties Units

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

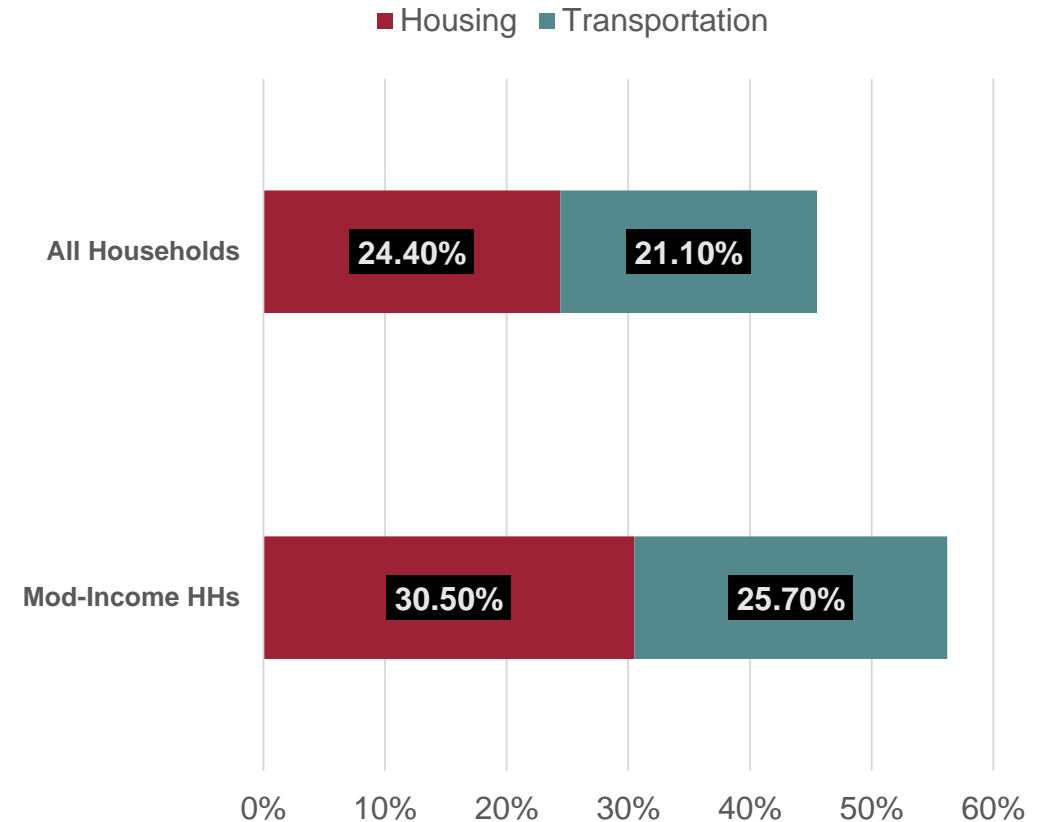
# Housing and Transportation Costs

## Stretch Household Budgets

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

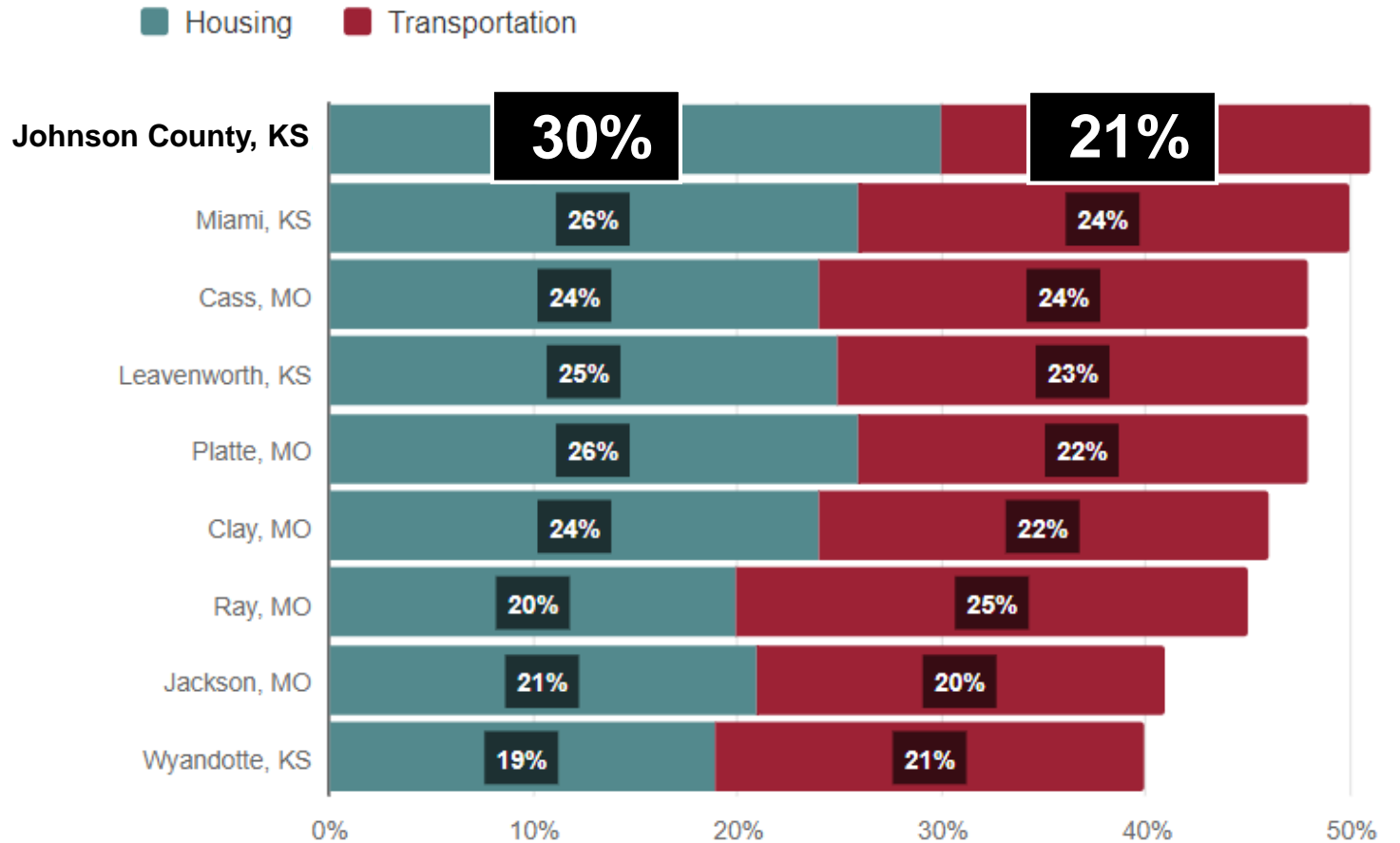


Percent of Household Income Spent on Housing and Transportation Costs in the Kansas City Region



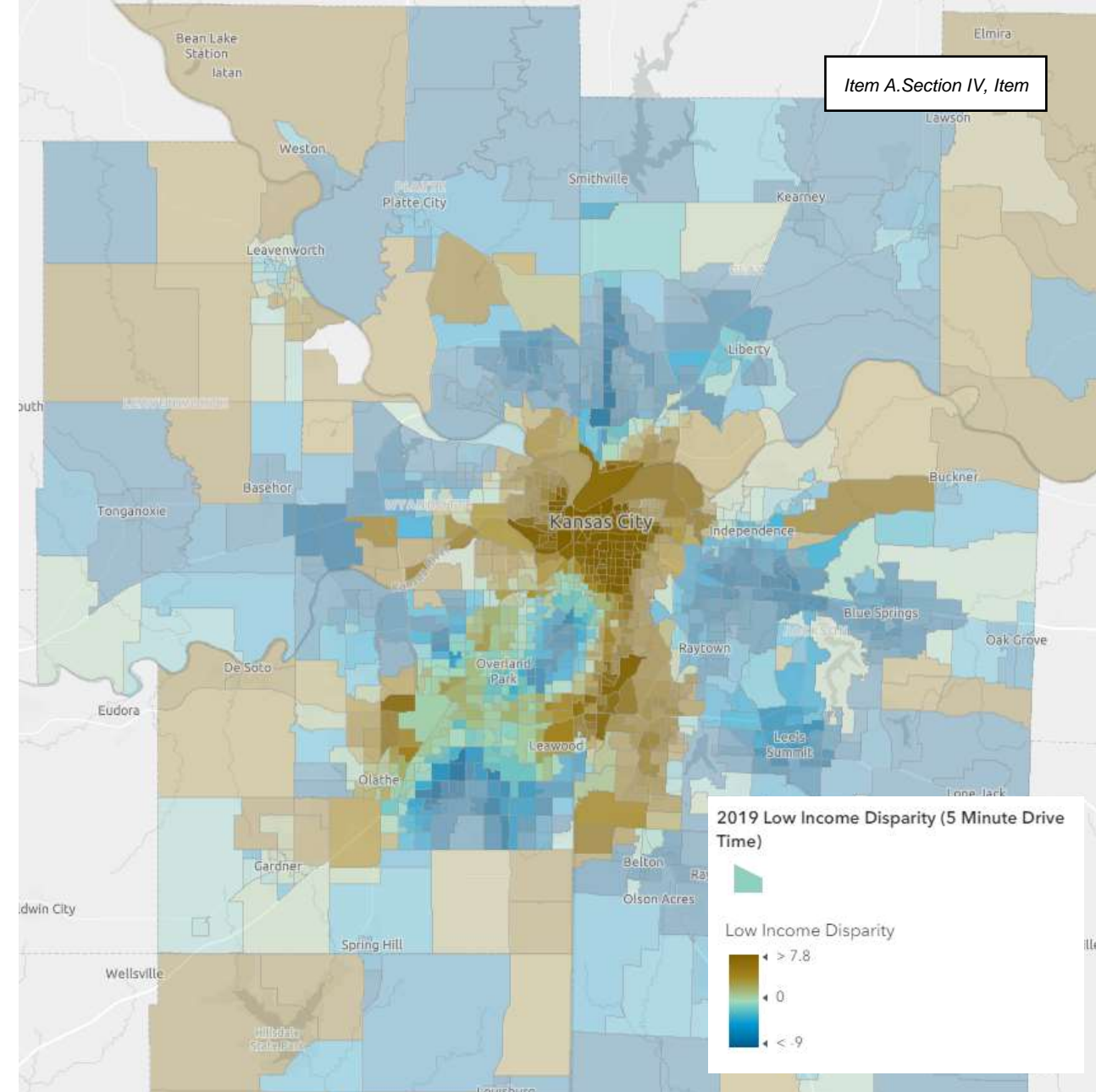
Percent of household income spent on housing and transportation costs by county for median-income households.

This mismatch and associated costs are evident in Johnson County



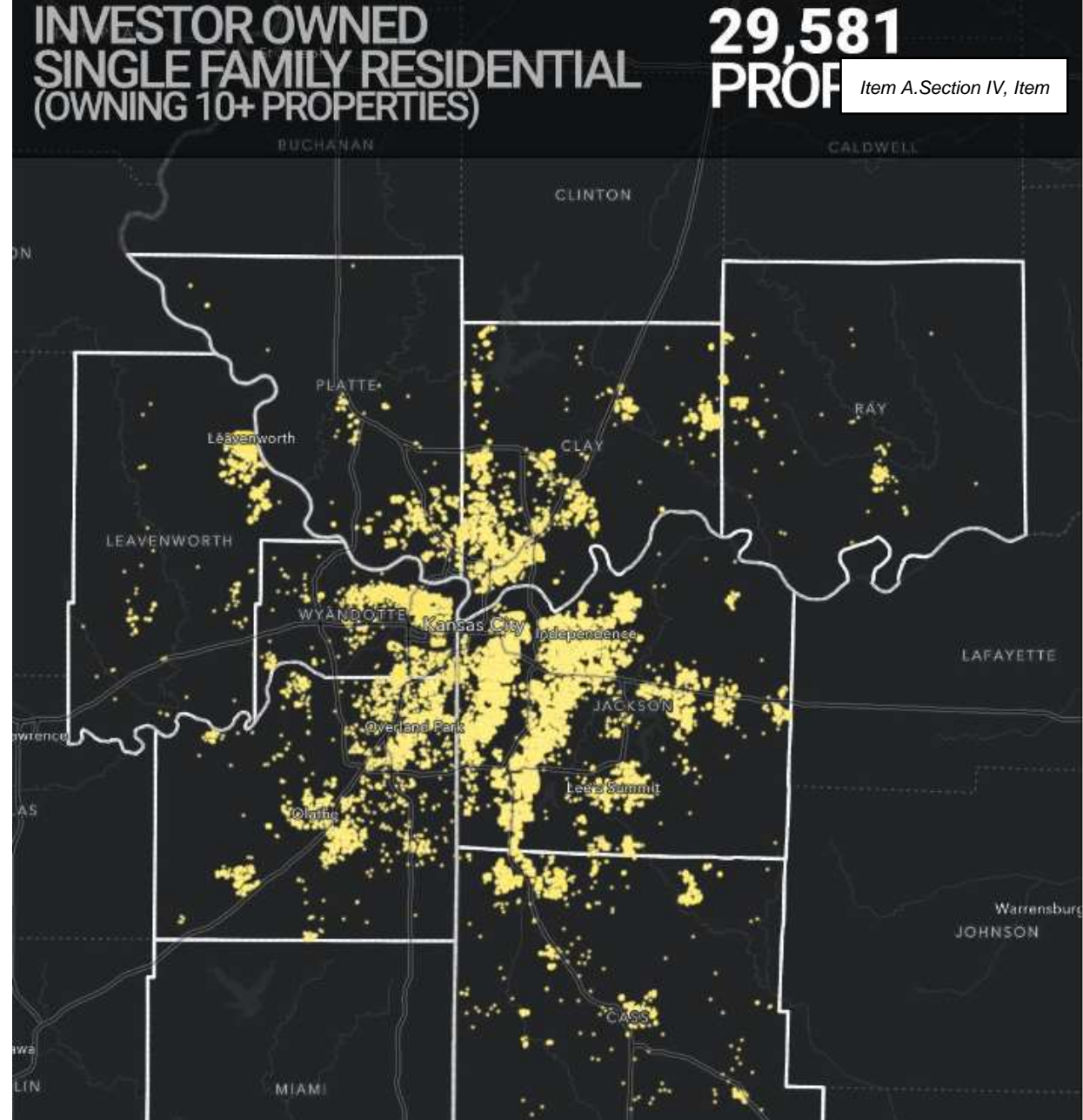
# Spatial Mismatch of Jobs and Housing is Partly to Blame for High Costs

- 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.



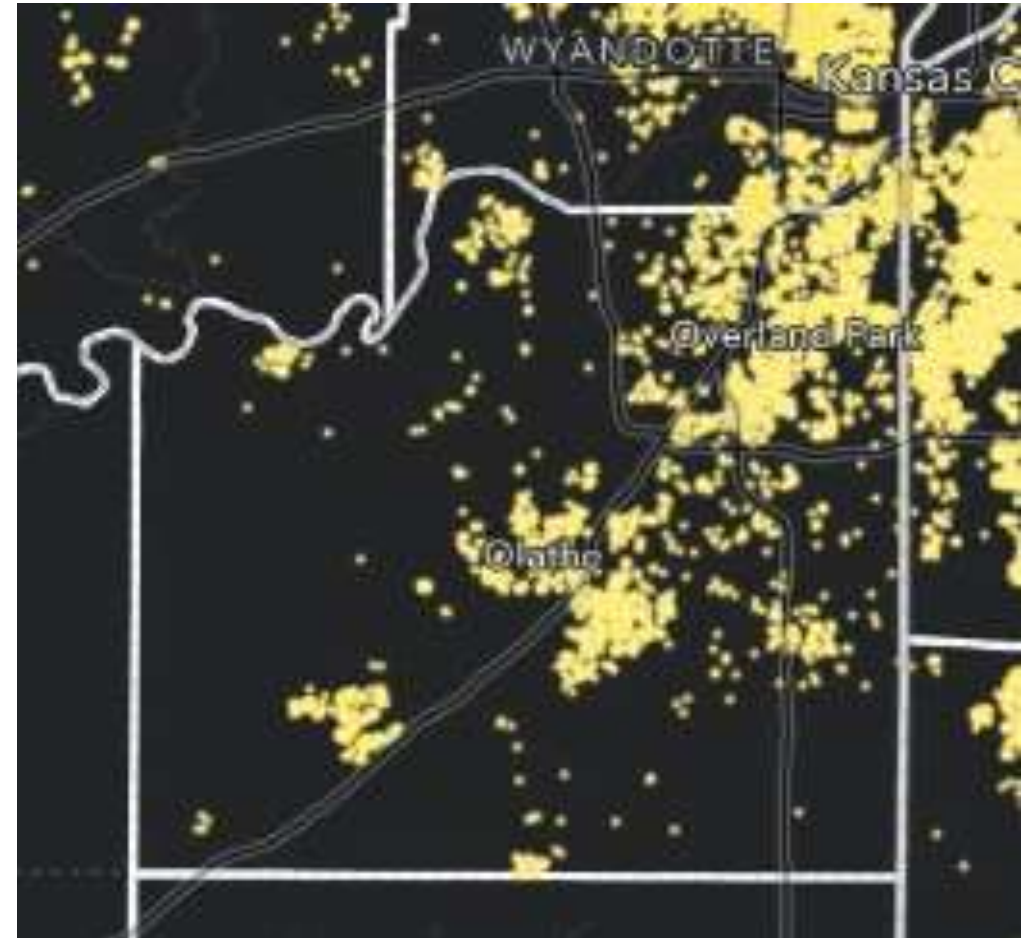
## Investor Impact on Single-Family Housing in the KC Region

- 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.

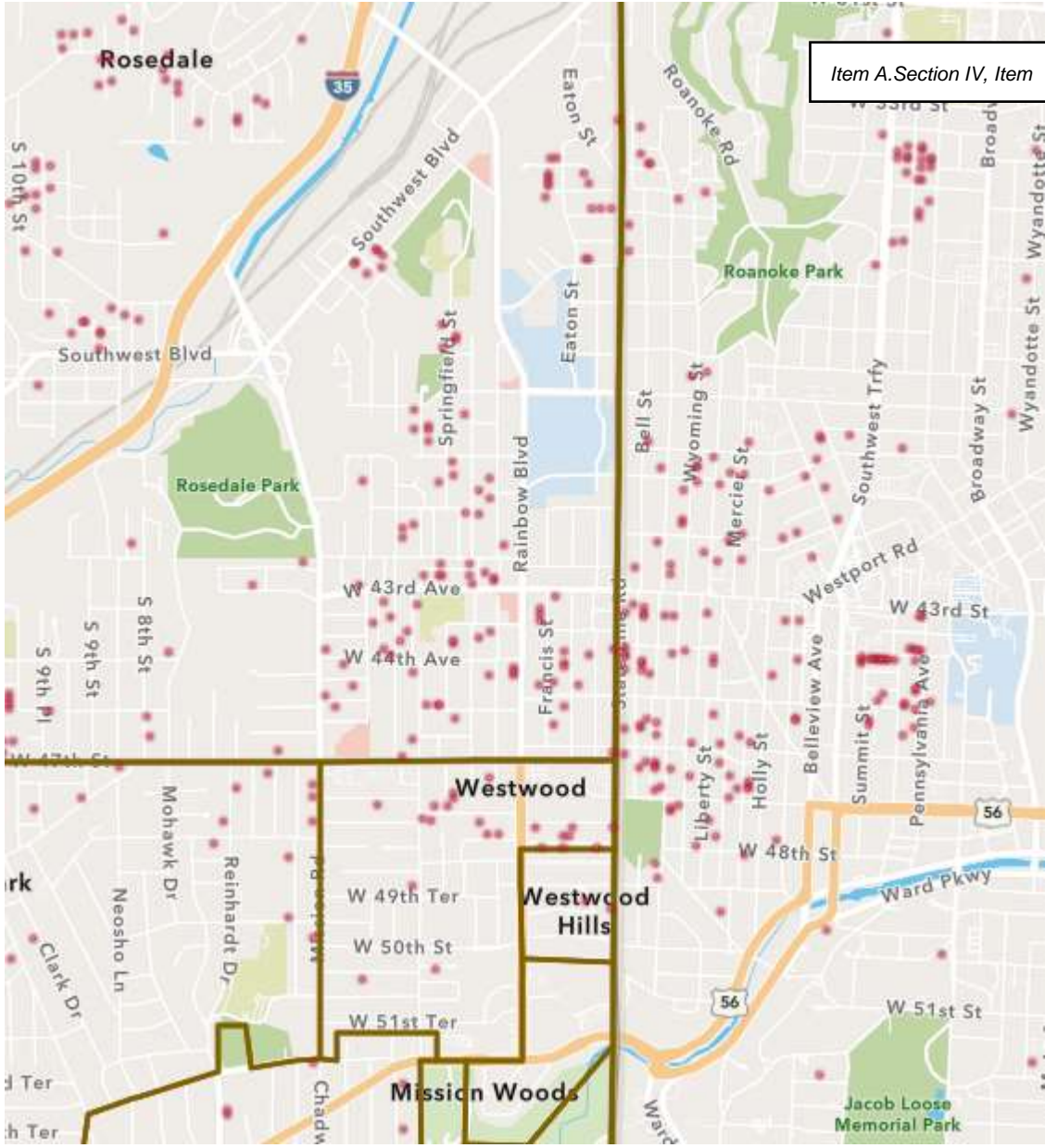


## Investor Impact on Single-Family Housing in Westwood

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



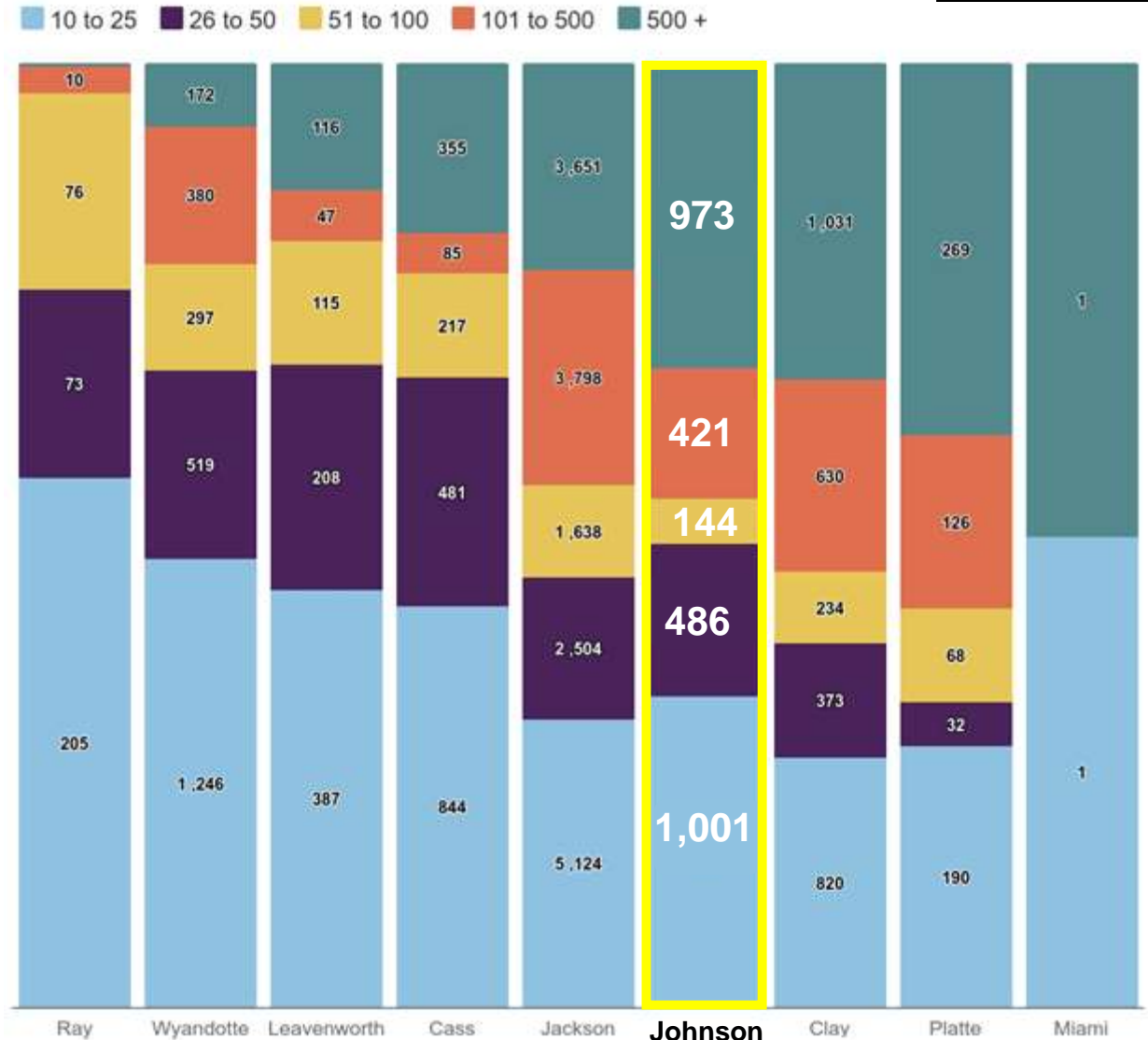
# Investor Impact on Single-Family Housing in the KC Region

- 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

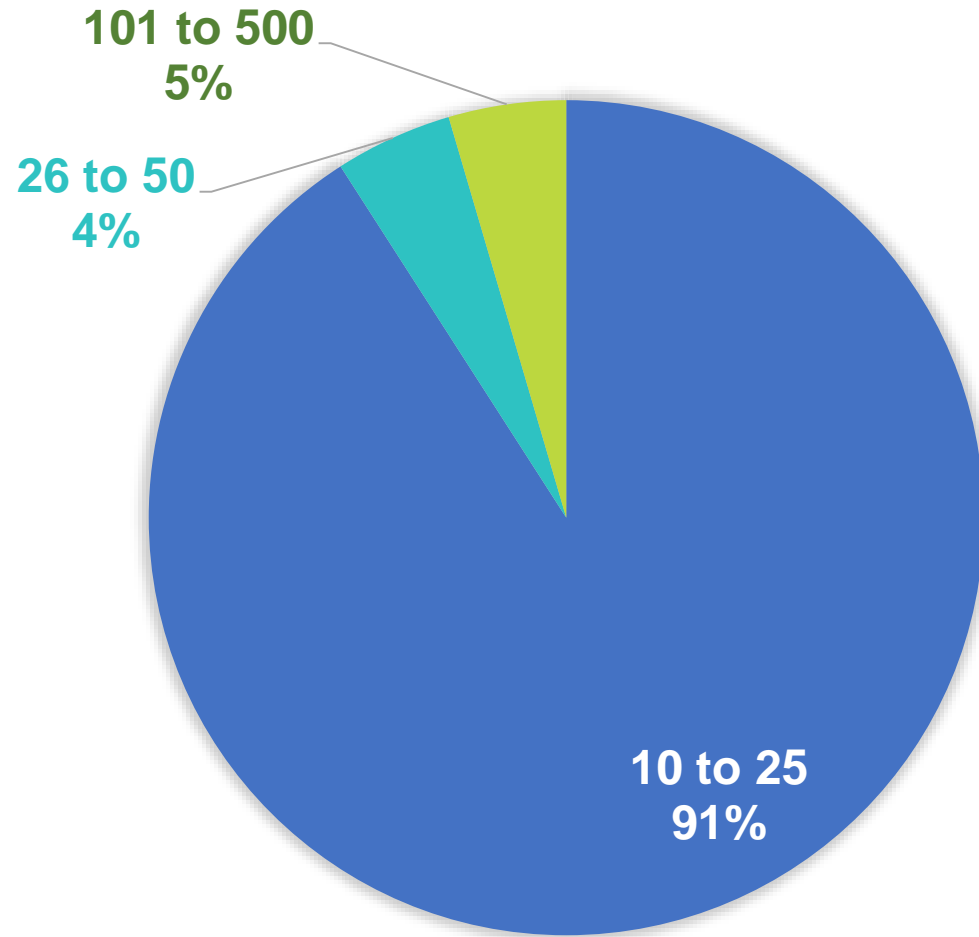
The dominant investor-owner size varies throughout the region.

Item A, Section IV, Item



Mid-America Regional Council Tabulations of County Parcel Data

## RENTALS BY SIZE OF INVESTOR-OWNER HOLDINGS

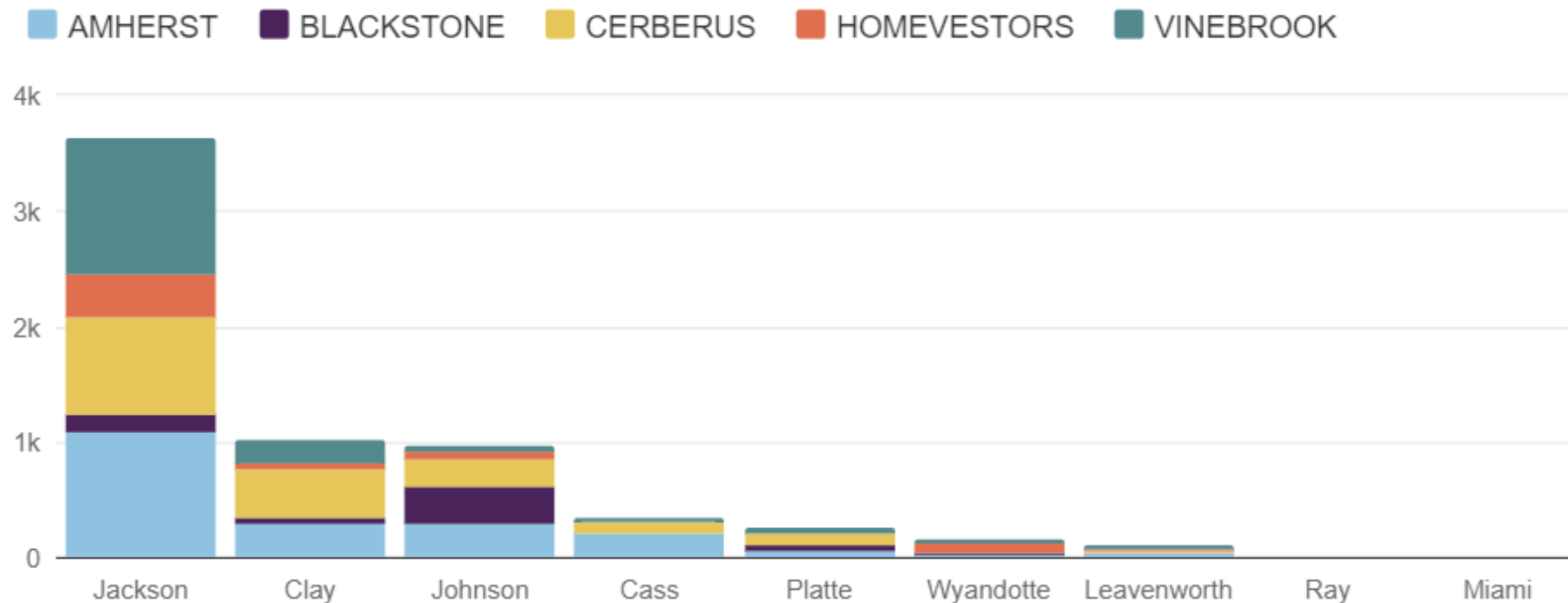


Investor  
Impact on  
Single-Family  
Housing in  
Westwood,  
KS

# 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

## 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+.*

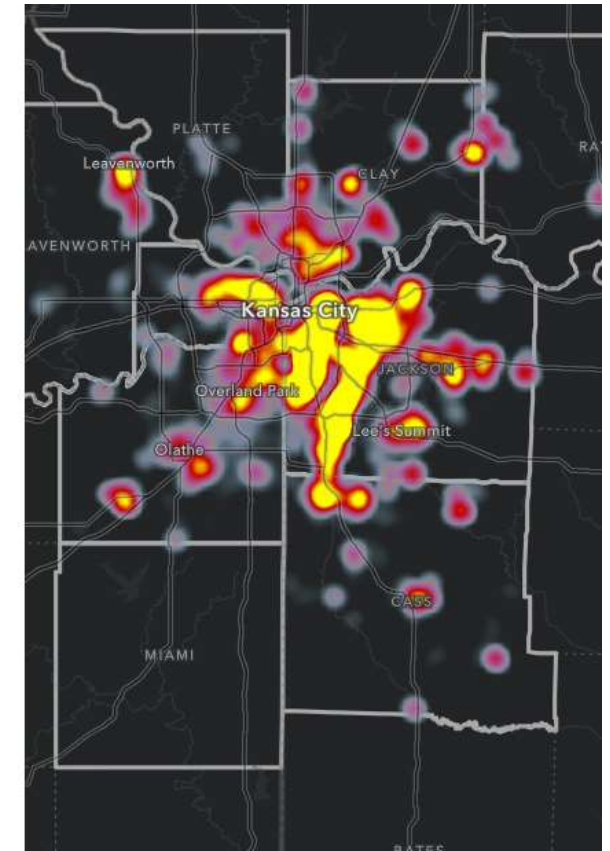
Amherst

Cerberus

VineBrook

HomeVestors

Blackstone



# Data Tools to Dig Deeper

Interactive maps on the  
online data story



# 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

Item A, Section IV, Item

JANUARY 2024 JOHNSON COUNTY, KS

# RESOURCES

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

# QUESTIONS & DISCUSSION





Katie Killen | [kkillen@marc.org](mailto:kkillen@marc.org)  
Josh Akers | [jakers@marc.org](mailto:jakers@marc.org)