

1. Business-Specific Questions

Questions 1-6, are basic questions about development businesses in Lee's Summit. This survey is **Anonymous**.

1. How would you categorize the company that you own/work for based on its development market?

Local
 Regional
 National
 Other (please specify)

2. Has your company developed/built in Lee's Summit in the last ten years?

Yes
 No

3. What type of development has your company developed in Lee's Summit market area? (Check All That Apply)

Residential
 Commercial
 Industrial
 Civic
 Other (please specify)

4. If you said Residential in #3, which type of structures do you build? (Check All That Apply)

Otherwise you can skip to #7

Single family detached
 Duplex Multi-family owner occupied
 Multi-family rental apartments
 Other (please specify)

5. If you said Single Family Detached structures on #4, what are the price ranges? (Check All That Apply)

Otherwise you can skip to #6

Below \$200,000
 \$200,000-\$399,999
 \$400,000-\$599,999
 \$600,000-\$999,999
 \$1,000,000 +

6. If you said Rental Apartments on #4, what are the ranges of rent? (Check All That Apply) Otherwise you can skip to #7

Below \$500
 \$500-\$700
 \$701-\$900
 \$901-\$1,100
 \$1,101-\$1,500
 \$1,501-\$2,000
 \$2,001 +

2. Housing and Housing Discrimination

Questions 7-13, will help us understand housing market demand and supply as well as hardships housing seekers face. Discrimination may mean refusing to rent or sell a house, refusing to approve mortgage loans, applying different rental or sales terms, denying disability needs, etc., because of a person's age, color, disability, religion, familial status, race, sex, etc. (The Fair Housing Act (FHA), Title VIII of the Civil Rights Act of 1968, is the predominant housing law). This survey is **Anonymous**.

7. What do you see from your clients (or yourself, if you do not build residential) to be the primary priorities when choosing housing? (Please rank 1 being most important and 11 being least important)

- Size of housing
- Price of housing
- Condition of housing
- Nice neighborhood/low crime
- Handicap accessibility
- Convenient to job
- Convenient to friends or family
- Convenient to leisure activities (parks, pools, shopping, etc.)
- Convenient to public services (health facilities, grocery stores, post office, etc.)
- Good schools
- Walkability (being able to safely walk everywhere)

8. What type of housing do you believe the market demands more of in Lee's Summit? (Check All That Apply)

Single family as owner-occupied
 Single family as renter-occupied
 Apartments
 Town homes, duplexes, etc. as owner-occupied
 Condos (purchase or rental)
 Town homes, duplexes, etc. as renter-occupied
 Other (please specify)

9. Do you think renters today are faced with the following challenges? (Check All That Apply)

Can't afford a down payment to buy a house
 Hard to find a rental unit in Lee's Summit within their financial ability
 Hard to find a rental place that accepts housing vouchers
 Don't know
 Affordable rental units are generally in undesirable conditions
 Other (please specify)

10. Do you think our community offers age friendly housing in general?

Strongly Agree
 Agree
 Disagree
 Strongly Disagree
 Neither agree nor disagree

11. Do you think our single family and multifamily housing are suitable for the elderly? (Not including assisted living, retirement communities, etc.)

Strongly Agree
 Agree
 Disagree
 Strongly Disagree
 Neither agree nor disagree

12. Have you or someone you know in Lee's Summit ever experienced housing discrimination?

Yes
 No
 Don't know
 Decline to respond

13. If you said Yes on #12, please check all of the following that apply. Otherwise you can skip to #14

Age Race Color National Origin Religion Disability
 Sexual orientation or gender identity Having children Not sure

3. View on Affordable Housing

Questions 14-24, will provide insight as to challenges in providing affordable housing in Lee's Summit. The Federal Department of Housing and Urban Development (HUD) defines housing affordability as all housing related costs not exceeding 30% of a household's income. "Families who pay more than 30% of their income for all housing related costs combined are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care."

This survey is **Anonymous**.

14. Do you think fair housing laws have an impact on your development decisions regardless what you develop?

Yes No Don't know Decline to respond

15. Do you/your company ever consider constructing affordable housing units in Lee's Summit for the local low-to-moderate income households?

Yes No Don't know Possibility

16. If you said No on #15, please mark the following reasons why. (Check All That Apply)

Otherwise you can skip to #17

Local regulations won't allow Lose money Not interested No demand for them
 Not the company's speciality Too risky Bank won't provide loans
 Too much public opposition Realtors won't sell Other (please specify)

17. Do you think there are enough rental units in an affordable price range in the City of Lee's Summit?

Yes No Don't know

18. Do you think the affordable price rental units that are offered in Lee's Summit are in good condition and safe?

Yes No Don't know

19. If the community needs more affordable housing units, which of the following do you think will benefit the community the most?

Single family subdivision with a small percentage of affordable units
 Affordable units through redevelopment and reuse of vacant commercial properties
 Medium density residential development for mixed income households
 Decline to answer
 Other (please specify)

20. What do you believe will make developing affordable housing more attractive for developers? (Check All That Apply)

Financial incentives Public financing of infrastructure Tradeoffs
 Loan guarantee by government Public and private cost sharing

21. If a mixed income housing development is proposed adjacent to your development, how likely would you support it?

Very likely Likely Unlikely Very unlikely Neither likely nor unlikely Decline to respond

22. Overall do you think the residents of Lee's Summit would be supportive of low to moderate income housing for the elderly?

Strongly Agree Agree Disagree Strongly Disagree Neither agree nor disagree

23. What are the barriers to affordable housing in Lee's Summit? (Check All That Apply)

Development costs (zoning, subdivision fees, etc.) Lack of public transportation to jobs and employment centers
 NIMBYism (Not In My Back Yard) Current zoning pattern Lack of housing option/types
 Not an interest of area developers Don't know Other (please specify)

24. American Fact Finder-U.S. Census Bureau showed that in 2016, Lee's Summit had a median rent of \$996.00 per month. Average household income was \$80,494 (divide this by 2; each adult would make \$40, 247). To be able to afford the \$996.00, a person has to be making at a minimum of \$19.15 per hour or \$39,840 per year. Do you think the average household size in Lee's Summit can afford this rent, along with other monthly bills?

Agree Disagree Neither agree nor disagree Decline to respond

END OF SURVEY ### END OF SURVEY

Return your completed survey

- By mail - Planning and Special Projects, City of Lee's Summit, 220 SE Green St., Lee's Summit, MO 64063
- By fax - 816-969-1619

You may complete and submit the survey online at <https://www.surveymonkey.com/r/2ZRP9ZK> or scan this QR code:

