

# City-Wide Housing Study in Independence, Missouri

## EXECUTIVE REPORT SUMMARY

**City Council - Study Session**  
Presented by Development Strategies, Inc.  
December 13, 2021

### HOUSING NEEDS

- Improve the **condition** of the **existing housing**
- Improve **neighborhood conditions**
- **Quality infill development**
- **Senior** housing options / **aging in place**
- **Moderate-income** housing
- Address challenges **corporate ownership** of **single-family rental housing**
- Address **homelessness**
- More **new housing construction**, particularly single-family
- **New housing types**, like villas/townhomes

### IMPLICATIONS

- **Quality rental housing** options <\$700 per month
- Moderate-priced **for-sale** (\$150k-\$300k)
- Moderate-priced **rental** (\$800-\$1,500/mo.)
- **High-end housing**, primarily for-sale (\$400k+)
- Evaluate policies, such as **zoning**, to ensure they support housing needs
- **Focus on older neighborhoods** with programs (i.e., repair and weatherization), policies (i.e., ADU's and infill typologies), and **public investments**.
- **Shelter beds and permanent supportive housing** for homeless is needed.
- Need for **better data** at the local level to identify opportunities.
- **Identify focus/catalyst areas** for coordinated investment.

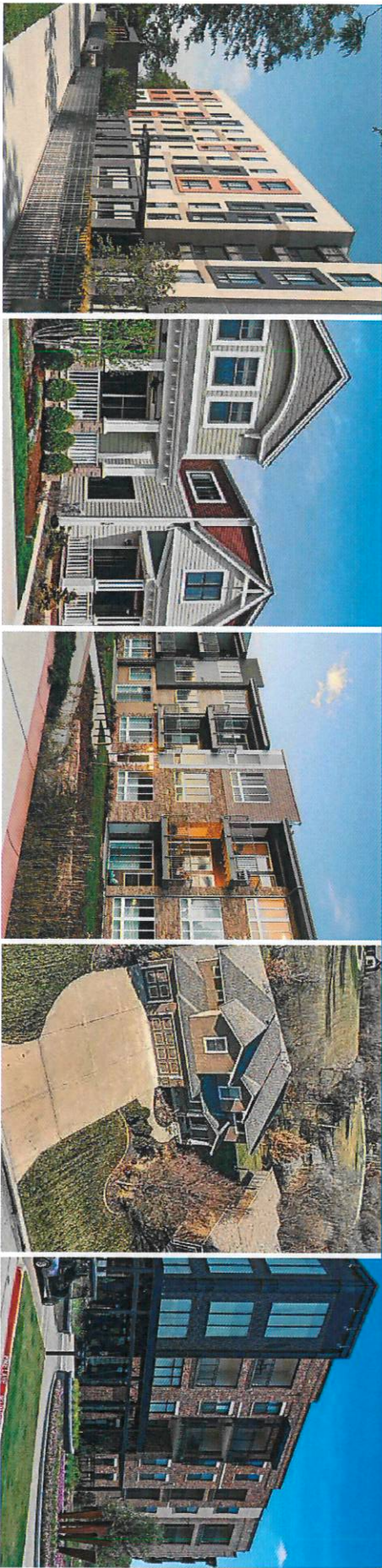


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### MARKET DEMAND SUMMARY



#### AFFORDABLE HOUSING

**Housing Balance:**  
 Primarily Rental  
 (75%)

**Target rent range (net):**  
 \$500-\$800/mo.

**Target price range:**  
 \$120k-\$150k

**Depth of Demand:**  
 High (rental)  
 Moderate (for-sale)

#### MODERATE FOR-SALE

**Housing Balance:**  
 For-sale,  
 single-family,  
 some attached

**Target price range:**  
 \$150k-\$250k  
 (existing stock)  
 \$250k-\$350k  
 (new construction)

**Depth of Demand:**  
 High

#### MODERATE RENTAL

**Housing Balance:**  
 Multifamily,  
 townhome/villa

**Target rent range:**  
 \$800-\$1,500/mo.

**Depth of Demand:**  
 Moderate

#### UPSCALE FOR-SALE

**Housing Balance:**  
 Single-family

**Target price range:**  
 \$400k +

**Depth of Demand:**  
 Moderate

#### UPSCALE RENTAL

**Housing Balance:**  
 Multifamily, villas

**Target rent range:**  
 \$1,500+

**Depth of Demand:**  
 Limited