



Housing Inventory Report

**Neighborhood Services Department
City of Mission, Kansas
Summer 2014**

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Introduction

Eleven years ago, City staff conducted a “windshield survey” of Mission’s housing stock, the [2003 Housing Inventory](#). The purpose of the inventory was to systematically evaluate the condition of the city’s residential property by assessing the type, ownership status, quantity, and quality of residential properties within the city. The report made a number of recommendations, including:

- That the City begin taking an active role in the stabilization of residential areas by organizing neighborhood meetings, homeowner grants, and outreach activities designed to promote responsible home ownership within the city, and;
- That the City focus on the regulation of rental properties, which were found to be associated with negative property conditions throughout the 2003 inventory.

These recommendations were implemented by the City in the ensuing years. The City created the Neighborhood Services Department (NHS) to administer these proposed programs and others affecting the quality of residential areas, such as code enforcement, and to centralize responsibility for them within the City’s organizational structure

In the summer of 2014, staff revisited and repeated a city-wide Housing Inventory in order to review progress on the recommendations of the 2003 report, review the condition of the city’s housing stock in the wake of the “Great Recession,” and review need for modification of existing City programs, including rental regulation and the designation of a Neighborhood Revitalization Act district.

Data Collection / Definitions

From June 17th to August 15th, 2014, two staff field surveyors conducted “windshield survey” evaluations of approximately 2,600 single family residences within the city. In order to better allow for comparisons between the 2014 Housing Inventory and the previous 2003 Housing Inventory, staff used, effectively, identical criteria. Houses were evaluated for the integrity of their roof, foundation and walls, doors and windows, porches and stoops, applied ornaments, accessory structures, private sidewalks and driveways, lawn and shrubs, fences, and garden accessories / nuisance articles.

Each item was rated on a 4-point scale: Items that were recently replaced or rehabilitated were rated “Excellent”, items of ordinary condition were rated “Good”, items showing some level of damage or deterioration that could reasonably be rehabilitated were rated “Substandard”, and items missing entirely or possessing significant damage were rated “Deteriorated”. The focus of these definitions on integrity, rather than appearance, is critical in interpreting this inventory. For example, lower-quality materials (i.e. three-tab roofing versus architectural shingles) would, when newly installed, earn a higher rating than higher-quality materials that had begun to weather. Additionally, these criteria mean that the line between a “Good” and an “Excellent” item was often vague; staff paid particular attention to consistency when choosing between “Good” and “Substandard”. A reference sheet used by field surveyors that elaborates on specific criteria and definitions is reproduced on the next page.

2014 Housing Inventory Reference Sheet

Structure and Ground Items

Roof:	Roofs, gutters, fascia boards, louvers and vents
Foundation and Walls:	Primary structure walls, visible foundation, trim, facades
Doors and Windows:	Pedestrian doors, garage doors, windows, trim
Porches and Stoops:	Porches, stoops, decks, steps
Applied Ornaments:	Mailboxes, lights, awnings, shutters, railings,
Accessory Structures:	Sheds, lean-tos, gazebos, detached garages, breezeways
Sidewalks and Drive:	Sidewalks, pedestrian walks, driveways
Lawn and Shrubs:	Lawn care, shrubs, trees, weeds and vegetation
Fencing:	Fences

Conditions

Deteriorated:

- Significant structural damage or item missing entirely, i.e. breaks, holes, etc.

Substandard:

- All components present, but some structural damage. Salvageable.

Good:

- Ordinary. Cosmetic damage only. Regular wear and tear. Normal maintenance.

Excellent:

- Superior condition items that look new with virtually no wear.

Not applicable:

- Impossible to evaluate due to visual obstructions / item does not exist on lot.

Garden Accessories and Nuisance Articles

Accessories:

- Planters and pots, patio tables, chairs, bird baths, feeders, topiaries, yard art, etc.

Nuisances:

- Brush and compost bags and piles, abandoned appliances and vehicles, improperly stored trailers, building material, litter and trash.

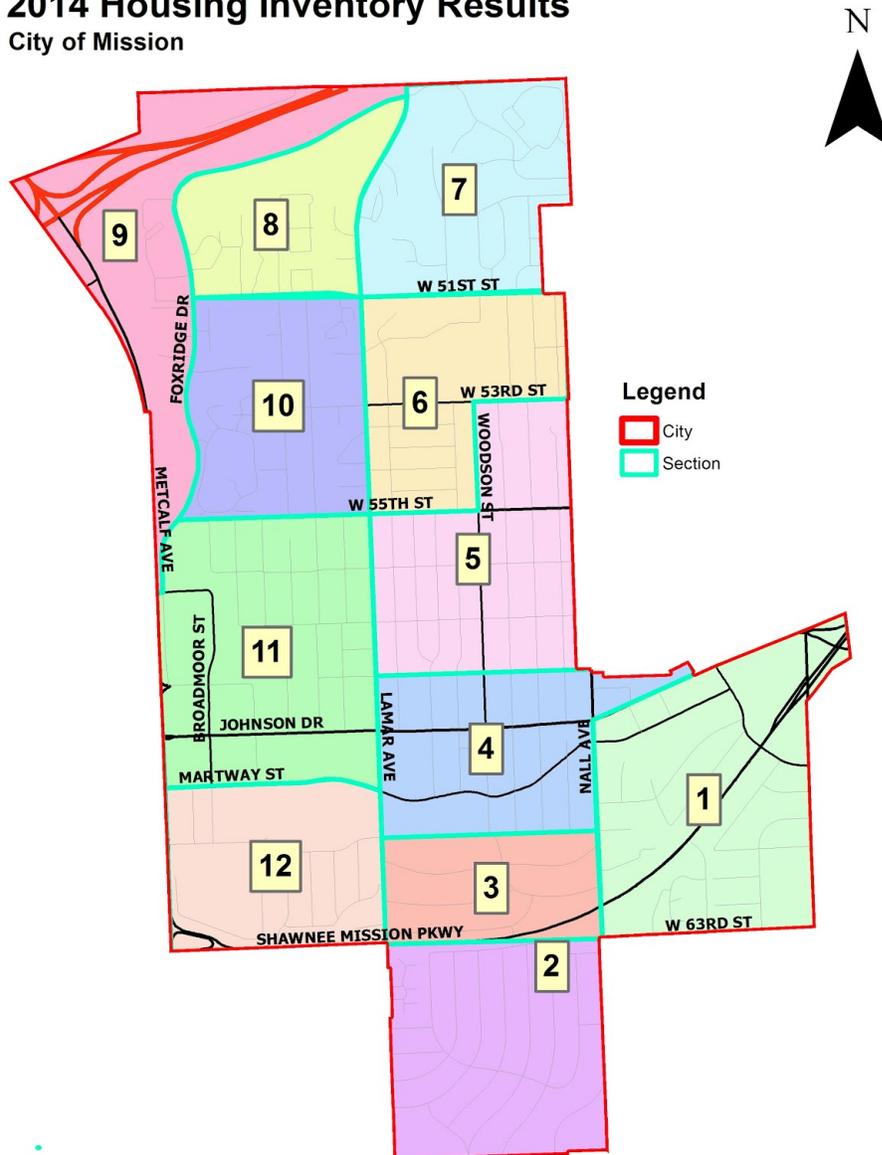
	Accessories	Nuisances
Problem	Too many	Numerous
Substandard	Numerous / cluttered	Some
Good	Numerous	None
Excellent	Uncluttered / pleasing	None

Following the conclusion of the field inventory, results were combined with data from Johnson County AIMS, rental licensing records, and code enforcement cases to provide the final dataset reviewed in the creation of this report. Technical assistance was provided by AIMS staff, and various tools provided by AIMS and Texas A&M GeoServices were used to process the various datasets. Results were compiled in ESRI ArcGIS 10.0, and are available as GIS shapefiles and in spreadsheet form for various uses. Staff anticipates that this data will have considerable value in the coming years, particularly in evaluating the need and boundaries of a potential Neighborhood Revitalization Act district.

In 2003, surveyors divided the City into sections to help manage their data; the 2014 survey includes the same section divisions to help facilitate inter-year comparisons. For the most part, major streets bound these areas in order to group similar neighborhoods and subdivisions together, although this is not true for all sections. Note that the quantity of houses within each section varies greatly due to this approach.

2014 Housing Inventory Results

City of Mission



Section Evaluations

The scores range from 1 to 4, with 4 representing a score of “Excellent” and 1 representing “Deteriorated.” Each parcel also received a structural index score and a aesthetic index score.

Structural Index: The structural index is an average of the Roof, Foundation / Walls, Doors / Windows, and Driveway scores. These are items whose quality generally reflect patterns of reinvestment or prolonged disrepair; they are in-depth projects for do-it-yourself homeowners to perform, and they are often hired out to contractors at a relatively high cost.

Aesthetic Index: The aesthetic index is an average of the Porch / Stoop, Applied Ornaments, Lawn, and Garden Accessory / Nuisance scores. These items are generally minor elements of the exterior facade, vary seasonally, or are easy to update. Low scores in these categories generally reflect a lack of recent maintenance or care; they are inexpensive to maintain when compared to structural items.

The information taken from the inventory was broken down and listed for each section.

Outlined for each section is:

- The number of houses,
- The percentage of rental properties,
- The average number of code cases over 3 years,
- The approximate age of houses based upon Johnson County records information,
- and the manner in which each area scored in the individual categories of evaluation.

Section One is the area east of Nall Avenue and south of Johnson Drive to the City of Prairie Village and the City of Fairway borders. This area is commonly known as the Juniper Highland Neighborhood. There are approximately 252 single family dwellings in the area. According to our inventory, 15% of these dwellings are rental properties. All of the houses are individual single family homes. There are no duplexes or houses with apartments, however, there are two complexes of condominiums - Roeland Court and Lido Villas. The average number of code cases over three years is 1.09. The average structure index rating is 3.06 and the average aesthetic index rating is 3.15. The lowest rated category in this section: accessory structure, rated 2.81. The highest rated category: garden accessory and nuisance articles, rated 3.32. The property values in this section average \$131,299. There is no established homes association in this section, however, groups in this area have participated in the City’s Neighborhood Grant program.

Section Two is the area south of Shawnee Mission Parkway and commonly known as Milhaven and Kennett Place. This area is made up of 374 single family dwellings. Only 5% are rental. This section has both single family dwellings and attached condominiums. The average number of code cases over three years is 0.54. The average structure index rating is 3.13 and the average aesthetic index rating is 3.32. The lowest rated category in this section: porches and stoops, rated 3.05. The highest rated category: garden accessory and nuisance articles, rated 3.72. The property values in this section are the highest in all the sections. This section has an average valuation of \$215,683. There are two established homes association.

Section Three is the area north of Shawnee Mission Parkway and south of 61st Street, with Nall and Lamar Avenues on either side. This area is commonly known as Countryside. This section which includes 133 residences, shows the highest proportion of owner occupancy at 97%. All of the houses in this section are individual single family homes. There are no duplexes or houses with apartments. The average number of code cases over three years is 0.41. The average structure index rating is 3.12 and the average aesthetic index rating is 3.30. The lowest rated category in this section: accessory structure, rated 2.80. The highest rated category: garden accessory and nuisance articles, rated 3.60. The property values in this section are high with an average of \$203,356. There is an established homes association.

Section Four is the area north of 61st street and south of 58th Street, with Nall Avenue and Lamar Avenue on either side. Johnson Drive runs across the center of this section. There are 108 individual houses, however, 16% are rental properties. Most of the houses in this section are individual single family homes, there are two triplexes registered with the City's rental program. The average number of code cases over three years is 0.79. The average structure index rating is 3.03 and the average aesthetic index rating is 3.11. The lowest rated category in this section: accessory structure, rated 2.78. The highest rated category: garden accessory and nuisance articles, rated 3.34. The property values in this section average \$123,854. There is no established homes association.

Section Five is bordered by 58th street to the south, Lamar Avenue to the west and Nall Avenue to the east. The north boundary of the section jogs along 55th Street and then north along Woodson Road to 53rd Street. This section is the largest with 561 houses. Of those, 16% are listed as rental properties. A majority of the homes in this area are single family, however, there are two duplexes and one triplex. The average number of code cases over three years is 1.02. The average structure index rating is 3.02 and the average aesthetic index rating is 3.18. The lowest rated category in this section: accessory structure, rated 2.75. The highest rated category: garden accessory and nuisance articles, rated 3.40. The property values in this section average \$123,033. There is no established homes association, however, groups in this area have participated in the City's Neighborhood Grant program.

Section Six borders Section Five on the south, with 51st Street on the north and Lamar Avenue and Nall Avenue on the east and west. This area has 375 homes and only 8% are rental. All of the houses in this section are individual single family homes, there are no duplexes or houses with apartments. The average number of code cases over three years is 0.80. The average structure index rating is 3.06 and the average aesthetic index rating is 3.16. The lowest rated category in this section: accessory structure, rated 2.74. The highest rated category: garden accessory and nuisance articles, rated 3.37. The property values in this section average \$132,063. There is no established homes association, however, groups in this area have participated in the City's Neighborhood Grant program.

Section Seven is located north of 51st Street and east of Lamar Avenue, up to Mission's north and East limits. This section includes the area commonly known as Walnut View. This section has 133 houses and only 5% are rental. All of the houses in this section are individual single family homes, there are no duplexes or houses with apartments. The average number of code cases over three years is 0.80. The average structure index rating is 3.06 and the average aesthetic index rating is 3.16. The lowest rated category in this section: accessory structure, rated 2.74. The highest rated

category: garden accessory and nuisance articles, rated 3.37. The property values in this section average \$139,520. There is one established homes association.

Section Eight is bordered by Lamar Avenue on the east, 51st Street on the south, and Foxridge Drive curves around the west and north. Section eight is distinct from the other areas because it is comprised solely of duplexes and condominiums. There are 49 houses in the section and only 9 are rental. In this section, there are no single story ranch homes. The average number of code cases over three years is 0.80. The average structure index rating is 3.03 and the average aesthetic index rating is 3.14. The lowest rated category in this section: fencing, rated 2.96. The highest rated category: garden accessory and nuisance articles, rated 3.35. The property values in this section average \$122,265. There is two established homes associations and there are two Neighborhood Grant block party applicants.

Section Nine is the area west of Foxridge Drive and east of Metcalf Avenue. This is the only section without any single family residential properties. This area is comprised of businesses and multi family complexes. As such, there is nothing to report.

Section Ten is south of 51st Street, west of Lamar Avenue, north of 55th Street and east of Foxridge Drive. This area is represented by the Lincolnshire Condos and Morrison Ridge Area Neighborhood Organization (MRANO). Of the 194 homes, only 5% are rental properties. All of the houses in this section are individual single family homes, there are no duplexes or houses with apartments. The average number of code cases over three years is 0.69. The average structure index rating is 3.02 and the average aesthetic index rating is 3.13. The lowest rated category in this section: sidewalks and drive, rated 2.78. The highest rated category: garden accessory and nuisance articles, rated 3.32. The property values in this section average \$142,604. There are two established homes associations.

Section Eleven is bordered by Martway on the south, 55th Street on the north, Lamar Avenue on the east, and Metcalf Avenue on the west. There are 285 homes with 12% registered rental properties. All of the houses in this section are individual single family homes, there are no duplexes or houses with apartments. The average number of code cases over three years is 1.18. The average structure index rating is 3.06 and the average aesthetic index rating is 3.15. The lowest rated category in this section: accessory structures, rated 2.78. The highest rated category: garden accessory and nuisance articles, rated 3.37. The property values in this section average \$133,159. There is no established homes associations, however, there are a couple of Neighborhood Grant block party applicants .

Section Twelve is bordered by Lamar Avenue to the east, Martway Avenue to the north and extends to the City boundaries to the south and west. This area is commonly referred to as the Walmer Homestead. It is comprised of 129 houses. 18% of these homes are rental properties. Most of the houses in this section are individual single family homes, however there is a street of only duplexes within this section. The average number of code cases over three years is 1.45. The average structure index rating is 3.02 and the average aesthetic index rating is 3.10. The lowest rated category in this section: sidewalks and drive, rated 2.83. The highest rated category: garden accessory and nuisance articles, rated 3.26. The property values in this section are the lowest in all the sections. This section has an average valuation of \$116,924. There is no established homes associations, however, there is one Neighborhood Grant block party applicant.

Conclusions

After a thorough review of the results of the 2014 Housing Inventory performed by a staff workgroup including the Housing Inventory team as well as Mission's City Administrator, City Planner, and Public Information Officer, we make four key findings as to the current state of Mission's housing stock. An effort was made to explain any anecdotal conclusions.

1. While still acceptable, the overall quality of Mission's housing stock appears to have declined since the 2003 Housing Inventory.

The results of the 2014 Housing Inventory continue to show that the average property in each district tends to score slightly better than "Good" on key items. However, these scores have declined since the 2003 Inventory, where many sections scored closer to "Excellent" when scores for each item were averaged.

Average Housing Inventory Item Scores, By Section (excluding condominiums)

Section	Structural Index (2003)	Structural Index (2014)	Index Change		Aesthetic Index (2003)	Aesthetic Index (2014)	Index Change
1	3.41	3.06	-0.35		3.66	3.15	-0.51
2	3.64	3.13	-0.51		3.87	3.32	-0.55
3	3.64	3.12	-0.52		3.78	3.3	-0.48
4	3.18	3.03	-0.15		3.31	3.11	-0.20
5	3.33	3.02	-0.31		3.48	3.18	-0.30
6	3.32	3.06	-0.26		3.47	3.16	-0.31
7	3.49	3.00	-0.49		3.66	3.08	-0.58
8	3.52	3.03	-0.49		3.76	3.14	-0.62
9							
10	3.27	3.02	-0.25		3.50	3.13	-0.37
11	3.36	3.06	-0.30		3.55	3.15	-0.40
12	3.48	3.02	-0.46		3.50	3.1	-0.40
Average	3.42	3.05	-0.37		3.60	3.18	-0.42

There are a number of reasons that may explain this decline, including aging demographics within the city that are less able to maintain and invest in their homes, as well as delays of maintenance and reinvestment by homeowners due to the economic pressures of the recession. Additionally, it is possible that the 2003 survey team scored homes more positively than the 2014 team may have when faced with the same circumstances. However, even very harsh scoring is unlikely to explain the very substantial difference between these two sets of approximately 2,600 scores.

However, while there are significant changes compared to ten years ago, the results of the Inventory still justify a positive outlook. For any given item, only a very small minority of homes inventoried - no greater than 10% in any item except for Private Sidewalks and Driveways - scored below a "Good" rating. The ratings for Private Sidewalks and Driveways reflects both some damaged driveways as well as the continued prevalence of gravel driveways in certain neighborhoods.

Average 2014 Housing Inventory Item Scores, Citywide
(Top two most common responses in each category highlighted)

	Deteriorated	Substandard	Good	Excellent	N/A
Roof	1%	5%	77%	17%	0%
Foundation / Walls	0%	4%	80%	16%	0%
Doors / Windows	0%	3%	81%	16%	0%
Private Walks / Drives	3%	9%	82%	6%	0%
Porches / Stoops	0%	4%	88%	8%	0%
Applied Ornaments	0%	3%	91%	7%	0%
Lawn / Shrubs	0%	7%	56%	36%	0%
Garden Acc. / Nuisances	2%	5%	40%	53%	0%
Fencing	0%	0%	68%	2%	29%
Accessory Structures	0%	2%	7%	1%	89%
All	1%	4%	67%	16%	12%

Note: Due to rounding error, 0% does not necessarily represent 0 such items reported..

Staff has created maps of each item's ratings throughout the city; however, patterns in the areas of good and bad ratings have generally failed to appear when looking deeper than a section-by-section average. These maps are omitted in the interest of report length, but are available upon request.

2. Single-family residential property values have begun to recover after the recession; however, values are still depressed compared to the 2003 Housing Inventory.

As the reader is no doubt aware, the state of the national housing market has changed considerably since 2003. Both the housing crisis and the “Great Recession” have dramatically and negatively affected property values nationally. Furthermore, due to Mission’s location, it cannot substantially benefit from new single family residential construction that may help drive valuation increases in other county municipalities; indeed, the increase in newer housing construction at the outskirts of Johnson County and the greater metropolitan area would tend to harm the city’s property values. Nevertheless, the value of single family residential properties is 2.4% higher in 2014 than 2003 - a positive sign for rebounding home values within Mission. Property values have yet to match 2003 on a “real dollar” (inflation-adjusted) basis - however, given that the dynamics underlying the housing bubble were likely inflating market values in 2003, this gap may be acceptable.

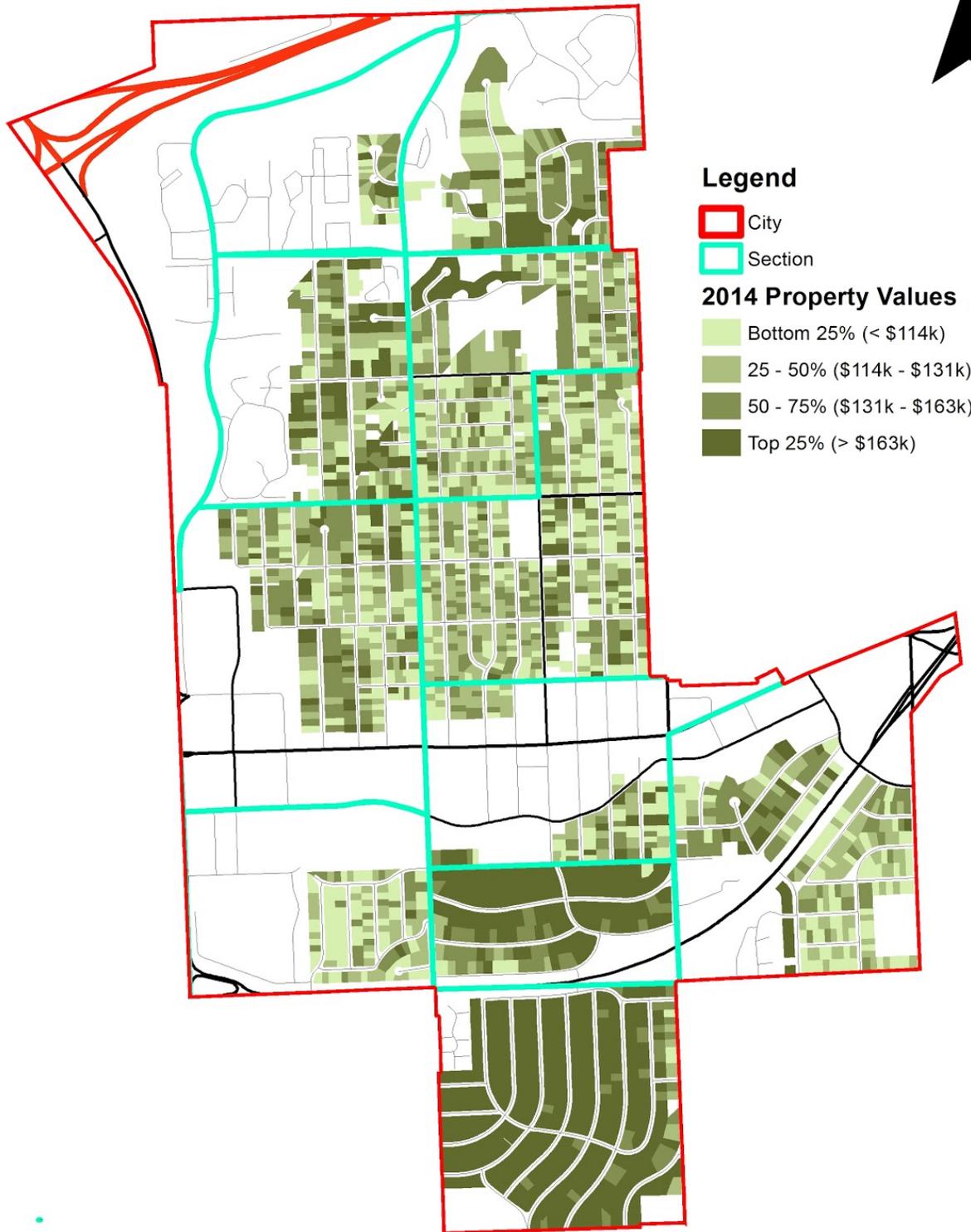
**Average Housing Inventory Appraised Valuation, By Section
(excluding condominiums)**

Section	Average Appraised Value (2014)	Average Appraised Value (2003, adj. for inflation)	Average Appraised Value (2003)
1	\$131,299	\$159,192	\$132,500
2	\$215,683	\$258,669	\$215,298
3	\$203,356	\$227,812	\$189,615
4	\$123,854	\$140,203	\$116,695
5	\$123,033	\$140,918	\$117,290
6	\$132,063	\$154,379	\$128,494
7	\$139,520	\$164,221	\$136,686
8	\$122,265	\$160,612	\$133,682
9	\$0	\$0	\$0
10	\$142,604	\$162,714	\$135,432
11	\$133,159	\$155,639	\$129,543
12	\$116,924	\$143,688	\$119,596
Average	\$145,764	\$170,950	\$142,287

Inflation rate based on the Housing category of the Bureau of Labor Statistics’ published Kansas City MO-KS Consumer Price Index (CPI-U); Inflation is from first half avg. 2003 to first half avg. 2014

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3. Rental properties continue to perform lower than owner-occupied homes in every major category of data reviewed for the 2014 Housing Inventory.

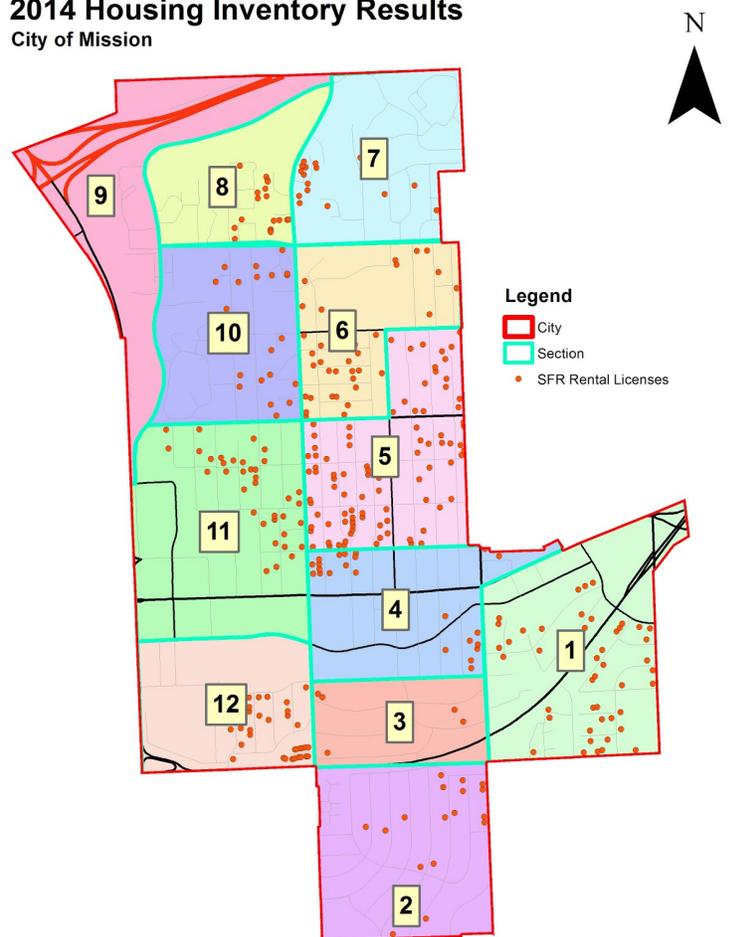
The 2003 Housing Inventory found that those sections of the city with higher densities of the 300 then-active single-family rental properties tended to be those with lower property values. At present, the city has 346 active single-family rental licenses. The 2014 Housing Inventory finds that the same conclusion holds true - those areas with higher proportions of rental properties tend to have lower property values, and vice versa.

Note that this does not mean that higher levels of rentals *cause* lower property values, or vice versa; it is just as likely that potential landlords are drawn to the cheaper houses within the city as an investment, or that potential renters have a higher demand for the less expensive rents associated with less expensive housing.

**Average Appraised HI Valuation,
By Section
Ordered by % of Parcels Rented
(excluding condominiums)**

Section	Average Appraised Value (2014)	Rental Percentage (2014)
8	\$122,265	18%
12	\$116,924	18%
4	\$123,854	16%
5	\$123,033	16%
1	\$131,299	15%
11	\$133,159	12%
6	\$132,063	8%
2	\$215,683	5%
10	\$142,604	5%
7	\$139,520	5%
3	\$203,356	3%
9	\$0	0%
Average	\$145,764	11%

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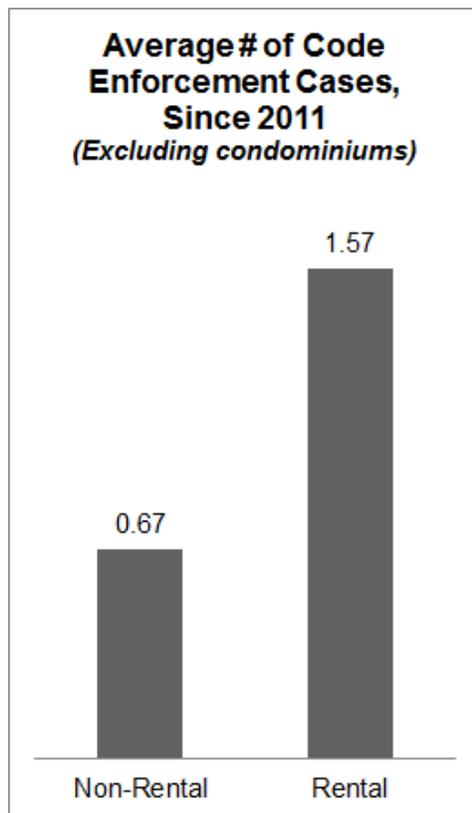


What is far more important, however, these results show single-family residences used as rental properties have a lower average score than the average owner-occupied home in every Housing Inventory item and index. The average rental property had over twice as many code enforcement cases opened against it since 2011, and it had declines in property valuation over both the past 5 years and the past 10 years.

**Selected 2014 Housing Inventory Statistics, By Rental Status
(excluding condominiums)**

Rental?	Avg # 3-year Code Enforcement Cases	Average Structural Index	Average Aesthetic Index	Average 5 Year % Value Change	Average 10 Year % Value Change
No	0.67	3.08	3.22	-6.74%	+2.59%
Yes	1.57	2.96	3.04	-11.41%	-4.11%

Note: A certain level of error exists due to multiple rental licenses being issued for one parcel, ex. a tri-plex.



A full evaluation of the city’s rental regulations is beyond the scope of this report; however, these numbers suggest that directing additional effort towards single family rental properties may be justified.

4. The creation of a Neighborhood Revitalization District continues to be one possible option for addressing these trends, and the 2014 Housing Inventory can inform the creation of the district.

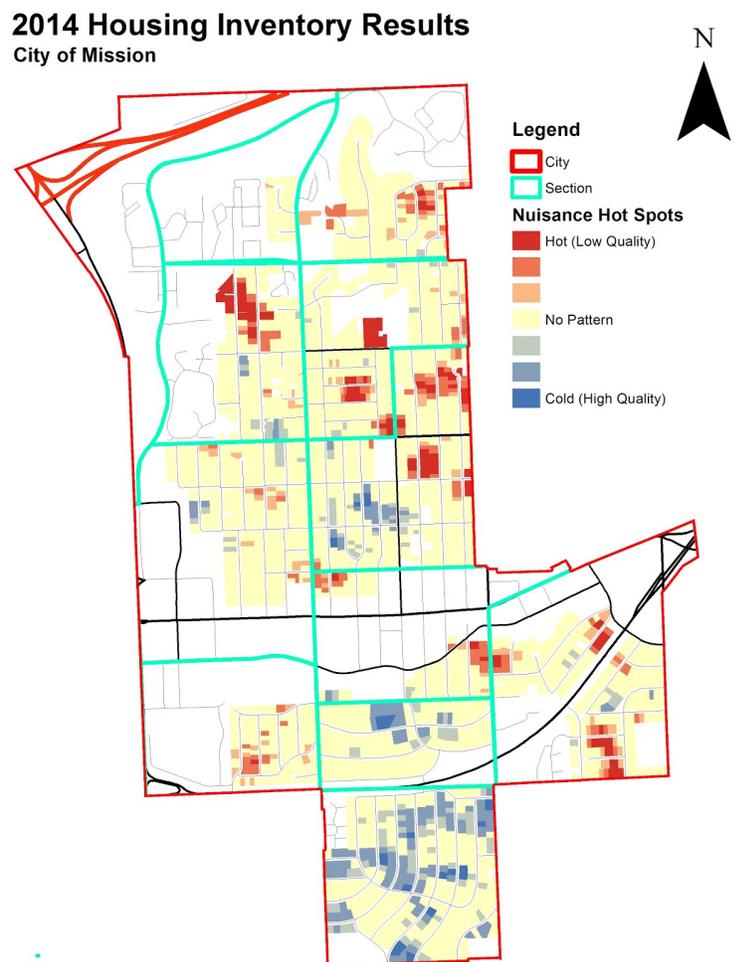
There are many tools available to help address the trends noted in the previous findings of this report. These tools include outreach, volunteering, code enforcement, and targeted grants.

One such program recently examined by staff is the creation of a Neighborhood Revitalization Act district. This program functions similar to Tax Increment Financing (TIF) on a small scale - in its most common form, homeowners make significant improvements to their property and are subsequently rebated back the incremental property tax they would owe over the following years.

For example, a homeowner who performed a \$40,000 remodel could be rebated back about 10% (~\$4,000) of the cost of their remodel over the next ten years - were the county, school district, and other taxing jurisdictions to participate alongside the city (as they have in other cities within the county). Beyond the value of the incentive itself, this incentive is seen as attractive because it allows homeowners making relatively large investments in their home and community to access the “same” economic development incentives that developers often receive when they propose their projects.

As mentioned previously, the results of the structural items of the 2014 Housing Inventory so far have not shown consistent patterns across the city that would easily point to high priority areas. To the contrary, many of the maps created demonstrate a high level of random “noise” spread somewhat uniformly throughout the city on each measurement. However, the results of the Inventory can still provide support to the decision-making process if the City Council would wish to pursue the creation of this district.

In the example at right, the “Garden Accessories / Nuisance Articles” item is processed to create a heatmap. Areas that are “hot” have a concentration of low scores on this item, which generally mean code violations were visible to field staff as they were evaluating the property. Conversely, “cold” areas represent high quality, aesthetically pleasing exterior yards. Tools such as this, as well as averages and other statistics that can now be generated for any given area of property within the city, can help maximize the impact of the district as well as other existing and future Neighborhood Services programming.



Recommendations

In summary, based on the results of the 2014 Housing Inventory, staff recommends that the City Council consider the following:

- Establish a housing inventory benchmark or standard index to evaluate programs from interval to interval with an appropriate evaluation interval of five or ten years.
- Maintain, and consider fine-tuning, the current mix of Neighborhood Services programming, including neighborhood outreach and volunteering, grants, and code enforcement;
- Consider additional programs to improve housing index that could include interior inspections of single family home rental properties, and;
- Explore additional revitalization & other assistance tools to encourage reinvestment in targeted areas of the city, including the creation of a Neighborhood Revitalization Program.