Housing Affordability and Healthy Communities:
Shifting the Perspective in Johnson County

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Director of Education and Planning
United Community Services of Johnson County
Indicators of individual and community well-being show improvement.

The health and human service network responds effectively to community concerns.

Local human service concerns are recognized and addressed.

Resource allocation meets human service needs.

Enhanced alignment between resource investments and current/emerging concerns.

Measurable improvements in the health and human service system.

Greater public understanding of needs and enhanced community advocacy.

About UCS

Mission: United Community Services of Johnson County (UCS), a nonprofit agency founded in 1967, provides data analysis, leads collaborative planning and mobilizes resources to enhance the availability and delivery of health and human services.

Core Work

Education & Advocacy
- Illuminating Needs & Solutions

Mobilizing & Planning
- Fostering a framework for collaboration

Targeted Resource Allocation
- Prioritizing Community Investments

Community Results

Greater public understanding of needs and enhanced community advocacy.

Measurable improvements in the health and human service system.

Enhanced alignment between resource investments and current/emerging concerns.

Intended Impact

Local human service concerns are recognized and addressed.

The health and human service network responds effectively to community concerns.

Resource allocation meets human service needs.

Measurable improvements in the health and human service system.

Greater public understanding of needs and enhanced community advocacy.

Enhanced alignment between resource investments and current/emerging concerns.

Indicators of individual and community well-being show improvement.
Years of public health research indicates that 50% of what creates your health outcomes can be attributed to social and economic factors, and your surrounding environment. These are called social determinants of health.

Health equity means that everyone has a fair and just opportunity to be as healthy as possible. This requires removing obstacles to health such as poverty, discrimination, and their consequences, including powerlessness and lack of access to good jobs with fair pay, quality education and housing, safe environments, and health care.

Social Determinants of Health

Social determinants of health can play a significant role in your health outcomes, including your life expectancy.

<table>
<thead>
<tr>
<th>Economic Stability</th>
<th>Neighborhood and Physical Environment</th>
<th>Education</th>
<th>Food</th>
<th>Community and Social Context</th>
<th>Health Care System</th>
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<td>Language</td>
<td>Access to healthy options</td>
<td>Support systems</td>
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<td>Discrimination</td>
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<td>Playgrounds</td>
<td>Higher education</td>
<td>Provider availability</td>
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<td>Support</td>
<td>Walkability</td>
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<td>Provider linguistic and cultural competency</td>
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</table>

**Health Outcomes**
Mortality, Morbidity, Life Expectancy, Health Care Expenditures, Health Status, Functional Limitations
### What Johnson County residents are saying...

<table>
<thead>
<tr>
<th>Economic Stability</th>
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<th>Food</th>
<th>Community and Social Context</th>
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<td></td>
<td>Walkability</td>
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</table>

*This issue impacts my health and well-being because...*

I am a single mom on Section 8, so I am limited on my options as to where I am able to live. I feel I am stuck between a rock and a hard place.

I don’t have anyone to help me. I have to figure it out on my own.

...I don’t have anyone to help me. I have to figure it out on my own.

This issue impacts my health and well-being because...

Processed food is cheaper than fresh food, so I buy what I can afford.

...bills for basic necessities are greater than my income...I can’t live.

This issue impacts my health and well-being because...

If you do not have a good education you can’t get a job that pays well.

Broken shoulder and no insurance. Trying to make it better.

This issue impacts my health and well-being because...

This issue impacts my health and well-being because...

...I don’t have anyone to help me. I have to figure it out on my own.
Defining Healthy Communities

What is Health Equity?

Where you live impacts your health and well-being.

- If you live near a grocery store...
  - you can buy fruits and vegetables and maintain a healthy diet.

- If you live in a safe neighborhood...
  - you and your family can play and exercise outdoors.

- If you live near quality schools...
  - your children can get an education that prepares them for success.

When it comes to complex problems, such as poverty and homelessness, achievement gaps and inequality, health disparities and mental health challenges, we should strive to have more questions than answers. The more complex a problem, the more questions we should ask.

Recent research in public health, neuroscience, and sociology indicates that the common denominator for the question of what makes us healthy is: THE ABILITY TO MAKE HEALTHY CHOICES.
Equality = Everyone gets the same resources  (Everyone may have the same foundation – but not the same result)

Equity = Everyone gets the combinations of resources they need to get an equal result

Note: Striving for equity does not diminish anyone
Health Equity

A living wage job, full time

Subsidized Childcare/Pre-school

A living wage job, part time

Support from family & friends

Medicaid

Housing/Work Supports
**Vision:** A community in which everyone has a fair and just opportunity to be as healthy as possible, regardless of who they are, where they live, or what their circumstances may be.

**Priority Issue:**
Safe, Stable and Affordable Housing for all Johnson County Residents
- Permanent housing with supports for vulnerable populations
- Temporary/crisis shelter for homeless individuals and families
- Mixed income development to ensure affordable housing options for all ages and stages
100% of federal poverty level

Family of 3: $20,420

Total residents = 32,400

200% of federal poverty level

Family of 3: $40,840

Total residents = 93,600

Source: U.S. Census Bureau, American Community Survey 2011-2015
People Walk the Financial Tightrope in Every Community

<table>
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<tr>
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<th>Extreme Poverty: &lt;50%</th>
<th>Poverty: 100% FPL</th>
<th>Low-Income 200% FPL</th>
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<td></td>
<td># of Persons</td>
<td>Rate</td>
<td># of Persons</td>
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<td>2.6%</td>
<td>30,840</td>
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<tr>
<td>Wyandotte</td>
<td>12,380</td>
<td>7.6%</td>
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</table>

The Federal Poverty Level is a national measurement tool and is the same across the 48 contiguous states. It does not reflect what it actually costs to live in a geographic area.

2017 Federal Poverty Guidelines
*Adjusted annually by family size*
- 1 person: $12,060
- 2 persons: $16,240
- 3 persons: $20,420
- 4 persons: $24,600
Add $4,180 for each additional person

Sources: U.S. Census Bureau: American Community Survey 2017, 1-year estimates; U.S. Department of Human Services
Insufficient Income Requires Difficult Choices

Monthly Budget for a Single Parent with Two Children

Despite Decreasing Unemployment Rates, Poverty Persists

- Johnson County is currently at full employment, but poverty remains a persistent problem.
- This is an indication that residents are working but not making enough money to escape poverty.

Living and Working in Johnson & Wyandotte Counties

Johnson County Average Hourly Wages
28.2% of Jobs Pay Less Than $15/hrs.

- $30+, 29.1%
- $20 to $29.99, 19.7%
- $15 to $19.99, 22.9%
- $10 to $14.99, 26.0%
- <$10, 2.2%

Wyandotte County Average Hourly Wages
26.8% of Jobs Pay Less Than $15/hrs.

- $30+, 25.1%
- $20 to $29.99, 26.3%
- $15 to $19.99, 21.7%
- $10 to $14.99, 24.7%
- <$10, 2.1%

Source: Mid-America Regional Council JobsEQ®, 2018 Q2
Housing Costs Increases in Last 10 Years

Change in Median Monthly Housing Costs 2006-2016

- Residents who own their home Without a Mortgage are seeing their costs to stay in their home increase year after year.
- For those who Rent, their costs have increased by more than 5x compared to homeowners with a mortgage.

Source: U.S. Census Bureau, American Community Survey 1-year estimates, 2006-2016
Proportion of high-value homes have increased, while homes under $250k have decreased

Homes Valued Under $250,000 Declined by 20,000 Between 2007 and 2017
Renters: Cost Burden (30% or more of income)

Sources: U.S. Census Bureau Decennial Census, 2000
American Community Survey 1-year estimates, 2016

1 dot = 1 household
Homeowners: Cost Burdened (30% or more of income)

1 dot = 1 household

Sources: U.S. Census Bureau Decennial Census, 2000
American Community Survey 1-year estimates, 2016
Renters: Extreme Cost Burden
50% or more of income

Owners with Mortgage: Extreme Cost Burden
50% or more of income

Source: US Census Bureau, American Community Survey 1-year estimated, 2016

1 dot = 1 household
The Health and Well-Being of Johnson County

Place Matters - Life Expectancy by Zip Code in Johnson County

Source: Johnson County Department of Health and Environment
Housing Insecurity in Johnson County

2 in 10

Are worried or stressed about having enough money to pay their mortgage/rent

Source: KS-BRFSS (KS Behavioral Risk Factor Surveillance System) 2013 and 2015; respondents who reported being worried/stressed always, usually, or sometimes were considered to be housing insecure
Housing Insecurity in Johnson County

Less than a college degree

3 in 10

Are worried or stressed about having enough money to pay their mortgage/rent

Source: KS-BRFSS, 2013 and 2015; respondents who reported being worried/stressed always, usually, or sometimes were considered to be housing insecure
Housing Insecurity in Johnson County

3.5 in 10

Are worried or stressed about having enough money to pay their mortgage/rent

Source: KS-BRFSS, 2013 and 2015; respondents who reported being worried/stressed always, usually, or sometimes were considered to be housing insecure
Housing Insecurity in Johnson County

4 in 10

Are worried or stressed about having enough money to pay their mortgage/rent

Source: KS-BRFSS, 2013 and 2015; respondents who reported being worried/stressed always, usually, or sometimes were considered to be housing insecure
## Who can afford rent in Johnson County? - More than 1 in 3 Households are Single Head of Household

<table>
<thead>
<tr>
<th>City</th>
<th>2016 Median Rent</th>
<th>Income Required to Qualify (40x monthly rent)</th>
<th>Food prep</th>
<th>Retail sales clerk</th>
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Source: 2016 Census American Community Survey 1-year estimates
CERI- Johnson County Median Annual Wage 2017 (excluding Home Health Aide...used Mean)
### Who can afford single family homes in Johnson County? – More than 1 in 3 Households are Single Head of Household

<table>
<thead>
<tr>
<th>City</th>
<th>2017 Average Sales Price</th>
<th>Income Required to Afford Price</th>
<th>Food prep</th>
<th>Retail sales clerk</th>
<th>Home health aide</th>
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Source: [https://www.jocogov.org/dept/appraiser/statistics/residential](https://www.jocogov.org/dept/appraiser/statistics/residential) - 2017 Average Sales Price
CERI- Johnson County Median Annual Wage 2017 (excluding Home Health Aide...used Mean)
2019 County Health Rankings Report

“Housing is central to people’s opportunities for living long and well.”

In 2017, in Kansas, more than 100,000 children lived in poverty

46% of Kansas’s children in poverty were living in a household that spends more than 2/3 of its income on housing costs

Leaving little left over for other essentials like...

Healthy Food  Transportation  Medical Care

Source: County Health Rankings and Roadmaps 2019, Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute
**2019 County Health Rankings Report**

**Physical Environment Ranking: 72 out of 102**

<table>
<thead>
<tr>
<th>Physical Environment Factors</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Driving alone to work</td>
<td>85% of workforce</td>
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<tr>
<td>Long commute- driving alone (30 minutes or more)</td>
<td>23% of workforce</td>
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<tr>
<td>Homeownership</td>
<td>69% (occupied housing units that are owned)</td>
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<tr>
<td>Severe housing cost burden (50% or more of household income on housing)</td>
<td>9%</td>
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</table>

*Source: County Health Rankings and Roadmaps 2019, Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute*
In Livability’s survey on what Millennials want in a place to call home, 46 percent of male respondents and 66 percent of female respondents cited “lack of affordable housing options” as a factor that would prevent them from “relocating to a new city for a promising job opportunity.”
National Issue

WITHIN REACH:
AMBITION SOLUTIONS TO MEET THE HOUSING NEEDS OF THE MOST VULNERABLE PEOPLE

Home, Together:
THE FEDERAL STRATEGIC PLAN TO PREVENT AND END HOMELESSNESS

A HEAVY LOAD:
The Combined Housing and Transportation Burdens of Working Families

www.opportunityhome.org
Planning For Success & Sustainability

Challenges & Opportunities

• Housing choice leaving too many people behind (workforce, young families, seniors, disabled/special needs)

• More than 1 in 3 households in Johnson County are single heads of households (one income)

• Employers – recruiting and retaining employees impacted by availability of housing choice

• Cities/County have a demonstrated track record of being on the front-end of addressing challenges/opportunities

• Addressing issue while still in a growth cycle allows Cities/County to leverage desirability with intentional planning for long-term sustainability

Need

• Ensure access for those in our community who:
  ✓ Care for us
  ✓ Respond to our emergencies – safety, medical, infrastructure
  ✓ Educate us

• Create an intentional response that aligns housing choice with economic development vision of the right mix of office, industry, retail, dining, entertainment, education and support services