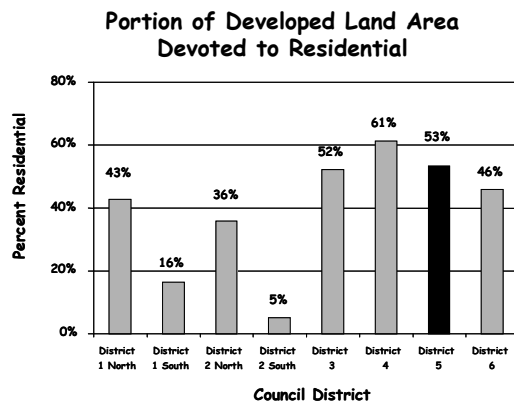




Housing

Over one-half of the developed land in the 5th District is devoted to residential uses, which makes it second only to the 4th District in being the most residential Council District in the city. This section on Housing includes data and trends on housing construction and demolition, housing type, ownership, age, and value as well as information on household size.



Source: 2000 Kansas City Geographic Information Land Database. Tabulations based on parcel level land use, excluding all space in street and highway right-of-way.

As was noted earlier, the 5th District contains both core city and suburban characteristics. Since 1980, much of the growth in Kansas City has occurred in the city’s suburbs and the urban core has stabilized.

The 5th District has benefited from substantial new home construction in the Little Blue Valley area, but has also suffered from abandonment of less marketable homes closer to the core city.



Summit Woods

HOUSING



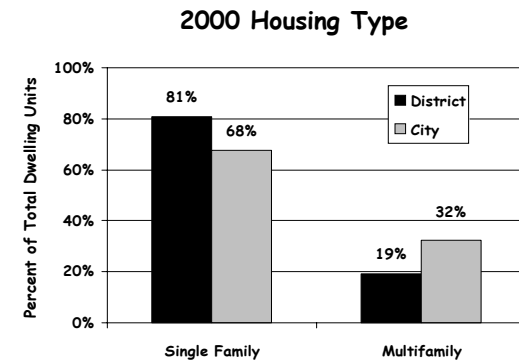
Swope Parkway

Data Observations and Trends



2000 Housing Type:

The 5th District has the highest percentage of single-family housing of all districts and a considerably higher percentage than the city as a whole.

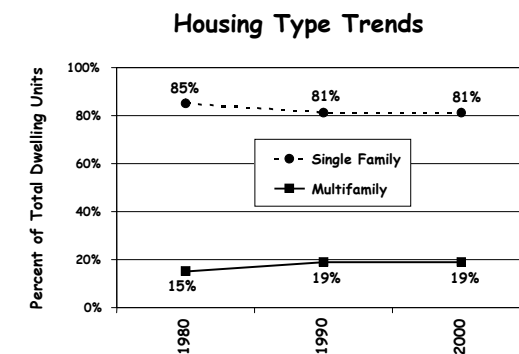


Source: 2000 US Census Data




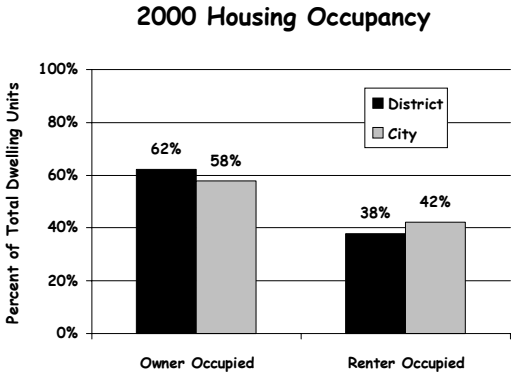
Housing Type Trends:

The percentage of multi-family housing increased slightly from 1980 to 1990 and has remained stable since 1990.



Source: US Census Data


 **2000 Housing Occupancy:**
62% of the housing units in the 5th District are owner occupied, which is higher than the city as a whole. This may be attributed to the small portion of multi-family housing in the district compared to the city.

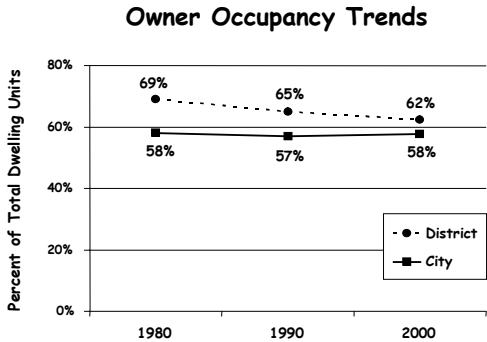


Source: 2000 US Census Data



Royal Woods Apartments

 **Owner Occupancy Trends:**
Owner occupancy has declined by about 7% in the district since 1980, while remaining above owner occupancy levels for the city as a whole. This may reflect an increase in the number of renter-occupied single-family homes, particularly in the core city and first-ring suburban areas of the district.



Source: US Census Data

HOUSING



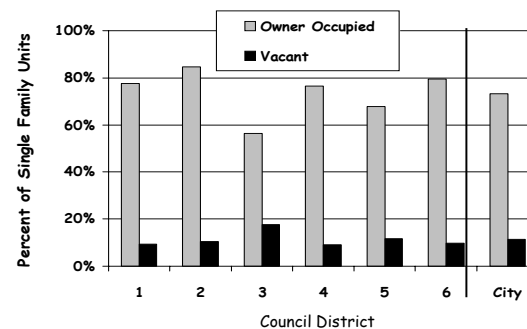
The Citadel



2000 Single-Family Housing Occupancy:

Although a majority (about two-thirds) of the occupied single-family homes in the district are owner-occupied, this is below the percent for the city as a whole. Only 3rd District has lower single-family home ownership. The district also has the 2nd highest percentage of vacant single-family homes (only 3rd District is higher). This may indicate that the market for single-family homes in the district is not as strong as other parts of the city

2000 Single Family Housing Occupancy



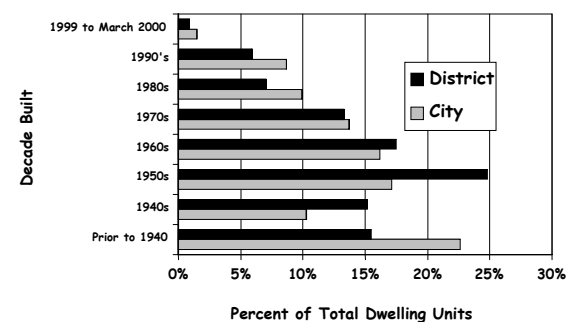
Source: 2000 US Census Data



2000 Housing Age:

25% of the housing in the 5th District was built in the 1950s, over 40 years ago. A large percentage was built in the 1940s and 1960s as well. Because of the age of housing in the district, much of it has reached the age when major rehabilitation is required. In addition, the housing may not have the design and amenities that appeal to today's market. This makes housing reinvestment a major district issue.

2000 Housing Age

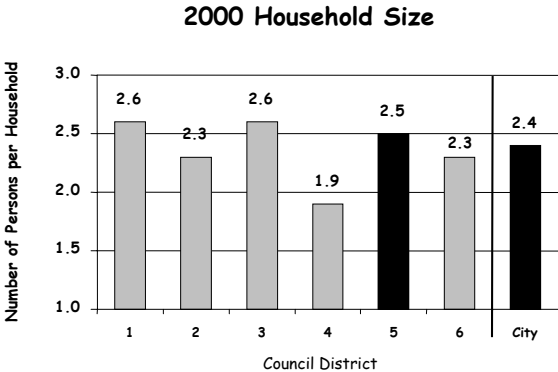


Source: 2000 US Census Data



2000 Household Size:

The household size of the 5th District is larger than the city. Only 1st and 3rd Districts have a larger household size. This is indicative of the relatively high percent of persons under 18, and would also give an indication of the size of housing needed.

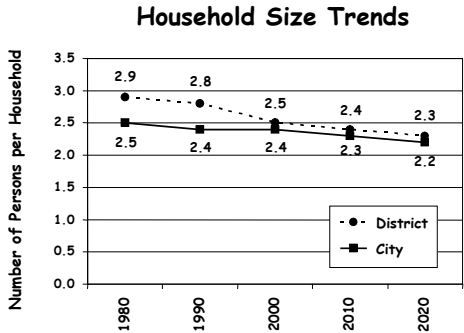


Source: 2000 US Census Data



Household Size Trends:

Household size in the 5th District has declined by one-third person since 1980. This mirrors both citywide and national trends. Household sizes in the district as well as the city are projected to continue declining.



Source: City Planning and Development Department Projections based on Census trend data

HOUSING

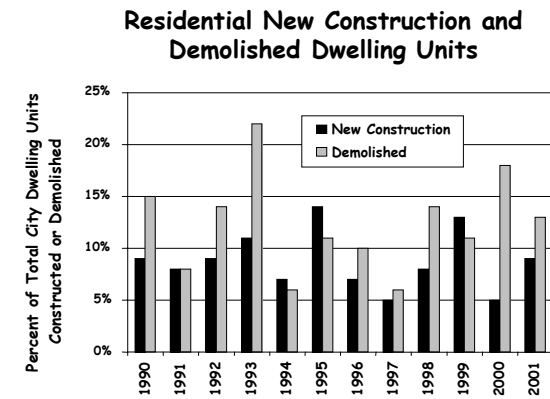


51st and Cleveland



Residential New Construction and Demolished Dwelling Units:

Over one-fifth of the demolitions in the city in 1993 were in the 5th District. During the 1990s, new construction never rose above 14% of total city dwelling units.



Source: Kansas City, Missouri Codes Administration Department