

THE NASH REPORT™ | MARCH 2026

The State of Low-Income Housing Tax Credits in Kansas City

Impact on Health and Economically Deprived Communities

By Dr. Troy Nash



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SECTION ONE

01

Executive Summary

Kansas City, Missouri stands at a critical inflection point. As one of the nation's most active markets for Low-Income Housing Tax Credits, the city possesses both the infrastructure and the urgency to transform affordable housing from a shelter program into a public health intervention.

This report analyzes LIHTC's role in shaping health and economic outcomes across Kansas City's most underserved communities, drawing on federal housing data, municipal health records, census tract analysis, and peer-reviewed research.

Key Findings

16,952

Affordable units
across 544 properties

Source: HUD LIHTC
Database; Affordable
Housing Online

2nd

National ranking: 21.68
LIHTC units per 100
low-income HH

Source: HUD LIHTC
Database; ACS

19.3 yr

Life expectancy gap
between KC zip codes

Source: KCMO Health Dept;
CDC NCHS

67.9%

Reduction in Black-
White hypertension
disparity in LIHTC
areas

Source: J. Urban Health,
2025

- KC ranks 2nd nationally with 21.68 LIHTC units per 100 low-income households, yet 89% of ELI households cannot locate affordable housing—a deep structural misalignment.
- A 19.3-year life expectancy gap separates zip codes 64132 (67.0 yrs) and 64113 (86.3 yrs)—correlated with housing quality and historic disinvestment.
- 76% of ELI renter households are severely cost-burdened; KC is projected to lose ~10,000 affordable units as compliance periods expire.
- LIHTC neighborhoods show a 67.9% reduction in the Black-White hypertension disparity—evidence that affordable housing functions as a measurable health intervention.

THE CENTRAL THESIS

Affordable housing is not merely an economic issue—it is a public health imperative. LIHTC, when strategically deployed, can close the life expectancy gap, reduce chronic disease burden, and build resilient communities in Kansas City's most underserved neighborhoods.

SECTION TWO

02

Introduction

Housing is a social determinant of health. Where people live shapes their access to nutritious food, clean air, safe neighborhoods, quality schools, and reliable healthcare—factors that collectively determine life expectancy and quality of life.

Since its creation in 1986, the Low-Income Housing Tax Credit has become the nation's most important tool for financing affordable rental housing. Nationally, LIHTC has financed approximately 3.7 million affordable rental units, serving millions of low-income households across the United States. The program works by providing federal tax credits to private developers in exchange for commitments to reserve a portion of units for low-income tenants at below-market rents, typically for compliance periods of 15 to 30 years.

In Kansas City, the Housing Authority of Kansas City (HAKC), established on July 14, 1941, has been a cornerstone of the affordable housing ecosystem. Since 1996, HAKC has supported the development of over 1,300 units exceeding \$210 million in total development investment. Complementing this work, LISC Kansas City has leveraged \$674 million and deployed \$194 million in grants and loans, supporting the creation and preservation of 5,350 affordable housing units across the metropolitan area.

NATIONAL IMPACT**3.6M units**

LIHTC has financed approximately 3.7 million affordable rental units nationwide since 1986.

Source: HUD LIHTC Database, 2024; Novogradac

LISC KANSAS CITY**\$674M**

Total capital leveraged by LISC Kansas City, with \$194M deployed in grants and loans for 5,350 affordable units.

Source: LISC Kansas City, lisc.org/kansas-city

Purpose & Scope

This report examines 28 housing and health management topics across Kansas City's underserved communities. It documents the relationship between LIHTC-financed housing and health outcomes, identifies geographic disparities rooted in decades of discriminatory policy, and proposes actionable strategies for leveraging housing investment as a public health intervention.

Methodology

This analysis draws on a comprehensive array of primary and secondary data sources to construct a multidimensional portrait of the LIHTC-health nexus in Kansas City.



Data Sources

“Housing is the foundation upon which individuals and families build their lives. When that foundation is unstable, unaffordable, or located in areas of concentrated disadvantage, the ripple effects extend into every domain of well-being.”

— National Academies of Sciences, Engineering, and Medicine (2018)

- **HUD LIHTC Database:** 54,102 projects placed in service nationally between 1987 and 2023.
- **Missouri Housing Development Commission (MHDC):** State-level allocation records, QAP criteria, compliance monitoring data.
- **U.S. Census Bureau ACS 5-Year Estimates:** Demographic, economic, and housing variables at census tract and zip code levels.
- **Kansas City Health Department CHIP Data:** Community Health Improvement Plan indicators including life expectancy, chronic disease, mental health metrics.
- **Mid-America Regional Council (MARC):** Regional housing needs assessments and transportation access metrics.
- **Peer-Reviewed Health Studies:** Published research from the Journal of Urban Health, Health Affairs, and other scholarly journals.

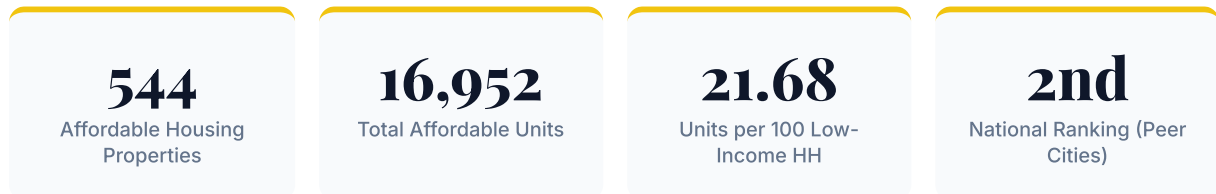
SECTION THREE

03

The LIHTC Landscape in Kansas City

Kansas City maintains one of the most robust LIHTC portfolios among mid-size American cities.

The metropolitan area contains approximately 544 affordable housing properties with a combined total of 16,952 affordable units. Among its peer cities, Kansas City ranks 2nd nationally with 21.68 LIHTC units per 100 low-income households—trailing only Richmond, Virginia.



Sources: HUD LIHTC Database, 2024; Affordable Housing Online; U.S. Census Bureau ACS.

State & Federal Tax Credit Allocation

In 2023, MHDC approved 24 projects financed by approximately \$380 million in combined state and federal tax credits (\$173.5M federal 9% credits, \$121.4M state credits). KC receives 18–20% of Missouri’s statewide allocations. For 2025, the federal per-capita allocation reached \$3.00 for the first time. Missouri’s state program matches up to 70% of the federal 9% allocation.

EXHIBIT 2

LIHTC Units per 100 Low-Income HH: KC vs. Peer Cities



Source: HUD LIHTC Database, 2024; ACS. Analysis by The Nash Group.

HAKC Transformation Strategy

The Housing Authority of Kansas City has pursued a deliberate strategy to deconcentrate public housing from the urban core. HAKC has reduced the concentration of public housing in the inner city by 20% and expanded its geographic footprint from 6 to all 9 Kansas City school districts. This dispersal strategy aims to provide low-income families with access to higher-opportunity neighborhoods.

EXHIBIT 1

LIHTC Allocation and Unit Production in Kansas City Region

CATEGORY	UNITS / AMOUNT	SOURCE
Total Affordable Units	16,952	HUD LIHTC Database
Units At Risk of Loss	~10,000	MHDC; NLIHC
Rent-Subsidized Units	9,209	Affordable Housing Online
Income-Based Units	7,743	Affordable Housing Online
LISC-Supported Units	5,350	LISC Kansas City
HAKC-Developed Units	1,300+	HAKC Planning & Development

Investment Trajectory & Preservation Challenges

An estimated 10,000 affordable units are at risk of loss as compliance periods expire. Preserving these units costs 40–60% less than new construction. The federal 9% LIHTC remains the primary financing mechanism for new construction; the 4% credit provides a non-competitive alternative for preservation. The One Big Beautiful Bill Act enacted a permanent 12% per-capita multiplier increase beginning in 2026.

Key Development Partners

McCormack Baron Salazar — National leader in mixed income, transit oriented urban revitalization.

Community Builders of KC — Locally focused nonprofit developer. **Flaherty & Collins Properties** —

Regional developer active in workforce and family LIHTC housing. **Brinshore Development** — Specialist in mixed income developments with health integrated design.

SECTION FOUR

04

Geographic Distribution and the Troost Divide

LIHTC properties in Kansas City are heavily concentrated on the city's east side, a pattern rooted in decades of redlining, racial covenants, and discriminatory lending practices.

The Roots of the Divide

In the 1930s, the Home Owners' Loan Corporation (HOLC) classified neighborhoods by lending risk. Areas with minority residents were systematically rated "Hazardous"—a practice known as redlining.

Developer J.C. Nichols reinforced this segregation by developing over 6,000 homes with racial covenants—deed restrictions prohibiting sale or rental to Black families. Though legally unenforceable since 1948, they shaped Kansas City's neighborhoods in ways that persist to this day.

Sources: Slate (2023); Pendergast KC Historical Society; Kevin Gotham, racial covenant research; NCRC "HOLC Redlining in 112 Cities," 2018.

The Economic Legacy

The median housing value in former D-rated ("Hazardous") areas stands at just \$79,642—roughly one-fifth of the \$388,287 median in former A-rated ("Best") areas. In financial productivity terms, A-rated zones generate approximately \$1.9 million per acre, while D-rated zones produce only \$175,000 per acre—an 11-to-1 ratio.

70%

of residents in former D-rated neighborhoods are people of color (vs. 11% in A-rated areas)

5:1

Property value disparity: D-rated \$79,642 vs. A-rated \$388,287

Sources: Aaronson, Hartley, & Mazumder (2021), American Economic Journal; NCRC (2018).

THE TROOST DIVIDE

Troost Avenue is one of the most stark examples of residential segregation in the United States. For generations, this single street has marked the boundary between opportunity and disadvantage.

Bridging the Divide: Recent Interventions

HAKC has actively worked to reduce the geographic concentration of public housing, reducing inner-city concentration by 20% and expanding its presence to all 9 Kansas City school districts. The CCED Sales Tax District has invested \$87 million in 52 projects on Kansas City’s East Side since 2017.

EXHIBIT 3

Zip Code Disparities: Poverty Rate vs. Life Expectancy

ZIP CODE	POVERTY RATE	MEDIAN INCOME	LIFE EXPECTANCY	MINORITY %
64106	34.6%	\$57,680	71.2 yrs	68%
64130	30.7%	\$40,770	69.5 yrs	82%
64132	30.5%	\$38,900	67.0 yrs	79%
64128	28.1%	\$35,257	68.1 yrs	86.1%
64110	22.3%	\$59,710	73.8 yrs	45%
64113	4.2%	\$179,593	86.3 yrs	13.7%
64152	3.1%	\$95,400	83.2 yrs	18%

Sources: U.S. Census Bureau ACS 5-Year Estimates 2019–2023; HUD LIHTC Database; KCMO Health Department; CDC NCHS.

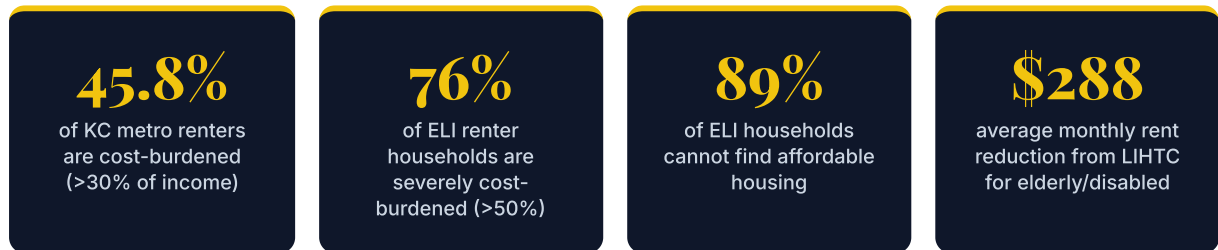
Life Expectancy Gap: 19.3 years — Zip 64132 (67.0 yrs) vs. 64113 (86.3 yrs), separated by just a few miles. This gap increased from 12 to 18 years between 2016 and 2019.

SECTION FIVE

05

Housing Affordability and the Cost Burden Crisis

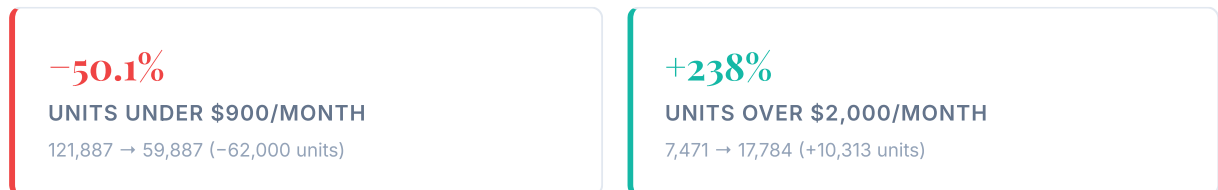
The Kansas City metropolitan area is experiencing an affordability crisis that extends far beyond the reach of market-rate solutions.



Sources: American Community Survey; National Low Income Housing Coalition, "The Gap: Missouri," 2024; MARC Housing Data Hub.

The Vanishing Supply of Affordable Rentals

Rental units priced under \$900 per month declined by 50.1%, falling from 121,887 units to just 59,887 units. In stark contrast, units priced above \$2,000 per month surged by 238%, rising from 7,471 to 17,784 units.



Source: Mid-America Regional Council (MARC) Housing Data Hub, 2024.

The Eviction Crisis

In 2023, eviction filings increased 8.7% compared to 2022. Between July 2022 and July 2023, Jackson County recorded more than 9,000 eviction cases. In Jackson County, landlords can file for eviction for just \$62—a filing fee so modest that 38% of all eviction filings came from the top 100 buildings.



Sources: Princeton University Eviction Lab, 2024; KCUR, 2023; Jackson County Circuit Court.

Waitlists and the Illusion of Access

Even when affordable units exist, access is extraordinarily limited. Waitlists for subsidized housing range from 4,000 to 15,000 people, representing years-long delays for families in urgent need. In Missouri, nearly all public housing authority waitlists are closed to new applicants.

“When a family earning \$24,000 a year faces a waitlist of 15,000 people and a market where affordable units have been cut in half, the housing system has not failed—it was never built to serve them.”

The Mathematics of Cost Burden

For a household earning \$25,000, the 30% threshold means housing should not exceed \$625/month. With KC median rent now exceeding \$1,100, such a household spends 52% of income on rent. LIHTC’s average \$288/month rent reduction for elderly and disabled tenants represents the difference between housing stability and crisis.

Policy Responses

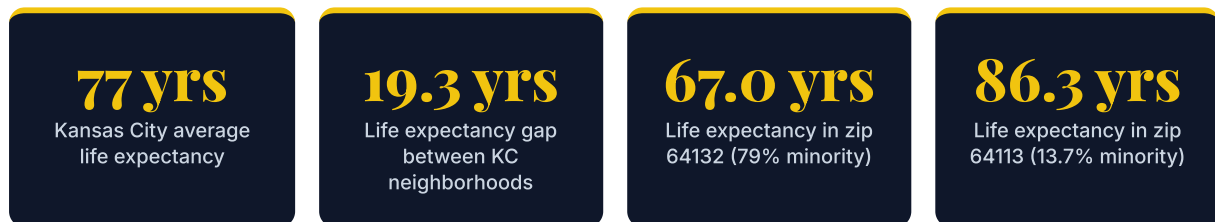
KC passed Right to Counsel and a Tenant Bill of Rights (2019), followed by source-of-income protection in 2024, preventing landlords from rejecting tenants with housing vouchers.

SECTION SIX

06

Health Disparities in LIHTC Communities

The relationship between housing and health is not merely correlational—it is causal, measurable, and profoundly inequitable.



Sources: KCMO Health Department CHIP 2022–2027; CDC NCHS; KSHB Kansas City.

Six Kansas City zip codes have life expectancies where most residents are not expected to live past 72 years of age. In 2000, White residents of Kansas City lived 6.5 years longer than African American residents. Roughly half of the city's annual deaths have been attributed to social factors, including housing conditions.

LIHTC and Measurable Health Improvements

A 2025 study published in the *Journal of Urban Health* found that LIHTC neighborhoods showed a 67.9% reduction in the Black-White hypertension disparity, with the odds ratio decreasing from 2.62 to 1.52.

Research by Colvin et al. (2022) in *Health Affairs* found that children in LIHTC developments were more likely to have well-child visits and dental visits. A 2025 NBER working paper by Currie and Van Parys (No. 34464) demonstrated that childhood LIHTC exposure improves long-term maternal and infant health outcomes.

Public Health Spending: Missouri's Structural Deficit

Missouri spends just \$7 per capita on public health—less than any other state in the nation. The Kansas City CHIP for 2022–2027 explicitly names racism as a root cause of health disparities.

Source: SHADAC State Health Access Data; KCMO Health Dept CHIP 2022–2027.

Affordable Housing and Healthcare Utilization

An Oregon study (Wright et al., 2016) found that affordable housing reduced Medicaid expenditures by 12%, decreased ER visits by 18%, and increased primary care utilization by 20%. Children’s Mercy Healthy Homes Program (est. 1995) achieved a 62% reduction in ER visits and 86% reduction in hospital admissions for asthma.

EXHIBIT 7

Health Outcomes Associated with LIHTC and Affordable Housing

METRIC	FINDING	SOURCE
Black-White Hypertension Disparity	67.9% reduction in LIHTC areas	J. Urban Health, 2025
Medicaid Expenditures	12% reduction	Wright et al., 2016
Emergency Dept Visits	18% decrease	Wright et al., 2016
Primary Care Utilization	20% increase	Wright et al., 2016
Asthma ED Visits (Children)	62% reduction	Children’s Mercy, 1995+
Hospital Admissions (Asthma)	86% reduction	Children’s Mercy, 1995+
PSH Primary Care	23% increase	Wright et al., 2016
PSH ED Visits	37% decrease	Wright et al., 2016

Sources: J. Urban Health (2025); Wright, B. J. et al. (2016), Providence CORE; Colvin, J. D. et al. (2022), Health Affairs; Children’s Mercy KC. PSH = Permanent Supportive Housing.

“Your zip code is a stronger predictor of your health than your genetic code. In Kansas City, that prediction can mean the difference between living to 67 or living to 86.”

SECTION SEVEN

07

Environmental Health and Food Access

The environmental conditions of low-income housing in Kansas City compound the effects of poverty and systemic disinvestment.

Lead Exposure: An Ongoing Crisis

More than 3,500 homes in Kansas City built before 1940 are at high risk for lead-based paint hazards. Across Missouri, 65% of housing built before 1978 may contain lead-based paint. Of 83,633 children under age 6 tested in 2018, 2,033 had blood lead levels between 5 and 9.9 µg/dL, and 515 had levels at or above 10 µg/dL.



Sources: KCMO Lead Hazard Control Program; Missouri DHSS Lead Surveillance, 2018; EPA Lead Service Line Inventory, 2024.

Food Deserts and Nutritional Inequity

Formerly redlined areas are 107–149% more likely to be food deserts. According to the USDA, 21% of Black households faced food insecurity over the 2016–2021 period compared to just 8% of White households. Research has shown that living in a food desert shortens life expectancy by an average of 2.29 years.

Sources: USDA ERS, Household Food Security 2016–2021 average; NCRC food desert analysis.

Case Study: Armourdale and Argentine

Life expectancy in Armourdale is 22 years shorter than in other parts of Wyandotte County. The Argentine neighborhood has been shaped by over a century of industrial contamination and is now an EPA Superfund site.

SECTION EIGHT

08

Mental Health and Housing Stability

Housing-insecure adults are approximately twice as likely to report poor or fair health, 14+ days of poor mental health per month, and health-limiting activity.



Sources: CDC BRFSS; Chen et al. (2022), JAMA Network Open; systematic reviews on housing and mental health.

Youth experiencing housing instability have higher rates of anxiety (OR: 1.42) and depression (OR: 1.57). The 2024 Point-in-Time count identified 1,978 people experiencing homelessness in Jackson County; ReStart turned away 414 families in 2024 and 600 in 2025—a 45% increase.

Evidence-Based Housing Interventions

The KC Life 360 study demonstrated an odds ratio of 23.5 for stable housing among people living with HIV. The Housing First model consistently shows higher housing stability. The HUD Family Options Study found that vouchers significantly reduce domestic violence exposure and child behavioral problems.

“Housing instability does not merely correlate with poor mental health—it produces it. Every study on foreclosure, every analysis of housing insecurity, arrives at the same conclusion: when housing fails, mental health follows.”

SECTION NINE

09

COVID-19's Disproportionate Impact

The COVID-19 pandemic laid bare the health inequities that housing instability and poverty had been fueling for decades.



Sources: CDC COVID-19 mortality surveillance; U.S. Census Household Pulse Survey; U.S. Treasury ERA data; UMKC COVID-19 Disparity Study.

African Americans, comprising just 13% of the U.S. population, accounted for 30% of COVID-19 cases in the 14 states reporting racial data in April 2020. A UMKC study documented that predominantly Black and brown communities experienced higher COVID-19 incidence rates while simultaneously having lower rates of healthcare providers per capita.

Emergency Rental Assistance: A Lifeline

Missouri's SAFHR Program distributed over \$324 million in emergency rental assistance during the pandemic, preventing tens of thousands of evictions.

“Income alone was not singularly protective for Black and brown communities. Even middle-income neighborhoods with predominantly minority populations experienced elevated COVID-19 rates, underscoring the compounding effects of systemic racism beyond economic status.”

— UMKC Health Sciences COVID-19 Disparity Study

SECTION TEN

10

Policy Recommendations: Four Strategic Imperatives

Transforming Kansas City's LIHTC program into a true engine of health equity requires bold, coordinated action.

01 Preserve and Expand the Affordable Housing Stock

KC faces the loss of ~10,000 LIHTC units. Advocate for KC's share to exceed 18–20% of statewide allocation. Support the enacted 12% per-capita multiplier increase beginning in 2026. Strengthen tenant protections during decontrol periods. Fund gap financing for preservation.

02 Integrate Health Services into LIHTC Communities

Replicate the H3C Apartments model (192 units with integrated community health clinic). Scale Children's Mercy Healthy Homes across all KC-area LIHTC properties. Require Health Impact Assessments as scored criterion in MHDC's QAP.

03 Dismantle Geographic Concentration of Poverty

Reform QAP siting rules to prohibit new LIHTC in tracts where >20% of units are subsidized. Prioritize applications in tracts with poverty rates below 15%. Build on HAKC's 20% concentration reduction across all 9 districts. Leverage KC's 35 Opportunity Zones.

04 Anchor Change Through Data and Accountability

Build a KC-specific tracking system linking housing data with health indicators. Publish annual community health scorecards for every LIHTC property. Mandate tenant health data reporting as condition of allocation.

“These four imperatives are not sequential steps but simultaneous commitments. Only by pursuing all four together can Kansas City transform its LIHTC portfolio into a genuine platform for health equity.”

CONCLUSION

Conclusion

Kansas City's LIHTC program represents both a significant achievement and a largely unrealized potential.

✓ Where affordable housing exists with supportive services, health outcomes improve

✓ Housing stability reduces Medicaid expenditures and emergency system involvement

! Geographic concentration has reinforced rather than disrupted health inequity from redlining

! Expiring credits and absent health tracking limit the program's potential

“The Nash Group Community Foundation is uniquely positioned to lead this transformation—bridging housing policy and health outcomes, insisting on data-driven accountability, and centering the voices of communities most affected, to ensure Kansas City’s LIHTC program fulfills its highest promise: equitable health and genuine opportunity for every resident.”

APPENDIX

Appendix 1: Zip Code Health and Economic Profiles

EXHIBIT A-1

Kansas City Zip Code Comparative Analysis

ZIP	POP.	POVERTY	MED. INCOME	LIFE EXP.	MINORITY %	LIHTC UNITS	COST BURDEN
64106	12,500	34.6%	\$57,680	71.2 yrs	68%	167	52%
64109	15,200	25.3%	\$42,100	70.8 yrs	74%	225	48%
64110	28,400	22.3%	\$59,710	73.8 yrs	45%	430	38%
64128	18,600	28.1%	\$35,257	68.1 yrs	86.1%	264	55%
64130	16,800	30.7%	\$40,770	69.5 yrs	82%	97	51%
64132	14,200	30.5%	\$38,900	67.0 yrs	79%	85	54%
64113	22,100	4.2%	\$179,593	86.3 yrs	13.7%	12	15%
64152	31,500	3.1%	\$95,400	83.2 yrs	18%	0	18%

Sources: U.S. Census Bureau ACS 5-Year Estimates 2019–2023; HUD LIHTC Database; KCMO Health Department; CDC NCHS.

The contrast between zip codes like 64132 (life expectancy: 67.0 years, poverty: 30.5%) and 64113 (life expectancy: 86.3 years, poverty: 4.2%) illustrates a 19.3-year life expectancy gap within a single metropolitan area. These zip codes are separated by fewer than 10 miles but divided by generations of inequitable investment.

APPENDIX

Appendix 2: Methodology

Housing & Economic Data

- HUD LIHTC Database (2024)
- MHDC allocation records and QAP
- U.S. Census Bureau ACS 5-Year Estimates
- MARC Housing Data Hub
- Princeton University Eviction Lab

Health & Demographic Data

- KCMO Health Dept CHIP 2022–2027
- Big Cities Health Inventory
- Missouri DHSS vital statistics
- KC Community Health Assessment
- Peer-reviewed literature

Limitations

Important caveat: LIHTC tenant-level health data is not systematically collected. This report relies on area-level health indicators and published research rather than individual-level data. Correlational findings should not be interpreted as establishing causal relationships.

APPENDIX

Appendix 3: Key Federal and State LIHTC Policy Timeline

- 1986 — Federal LIHTC Established**
Tax Reform Act creates the Low-Income Housing Tax Credit under IRC Section 42.
- 1990 — Missouri State LIHTC Program Begins**
Missouri establishes its state LIHTC, initially matching 100% of the federal 9% allocation.
- 1996 — HAKC Planning & Development Founded**
Produces 14 mixed income LIHTC sites and over 1,300 units.
- 2014 — Missouri State Auditor Report**
State LIHTC returns only \$0.08 per dollar of credit.
- December 2017 — Missouri State LIHTC Suspended**
Governor Greitens engineers a vote on the MHDC board to shut down the state LIHTC program.
- 2019 — Kansas City Tenant Bill of Rights**
KC Tenants secures passage of the Tenant Bill of Rights and Right to Counsel ordinance.
- 2020 — State LIHTC Reinstated**
MHDC reinstates at 70% cap (down from 100%).
- 2022 — KC Community Health Improvement Plan**
CHIP names racism as root cause of health disparities.
- 2023 — \$380M in Tax Credits Awarded**
24 projects: \$173.5M federal, \$121.4M state credits.
- 2024 — KC Source-of-Income Ordinance**
Kansas City prevents landlords from rejecting tenants with housing vouchers.
- 2025 — Class-Action Lawsuit; Per-Capita Reaches \$3.00**
Tenants sue owners exiting LIHTC; OBBBA enacts permanent 12% increase.

ABOUT

About the Author



Dr. Troy Nash

Founder & Principal

Dr. Troy Nash is a visionary leader in community development, health equity, and economic empowerment. As the founder of The Nash Group, AGI, Affinity, and The Nash Group Community Foundation, he has built a portfolio of organizations at the intersection of technology, community development, and social impact.

With extensive experience in public policy, affordable housing finance, and community health, Dr. Nash brings a uniquely integrated perspective. His work is driven by a conviction that housing policy and health outcomes are inseparable.

THE NASH GROUP

Strategic consulting and community development

AGI

Artificial intelligence and data analytics

AFFINITY

Community partnership and bridge-building

TNGCF

Housing, health, and education equity

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This report was independently researched, authored, and produced by The Nash Group and The Nash Group Community Foundation. All data collection, analysis, findings, and recommendations reflect the independent judgment of Dr. Troy Nash and the research team.

Data Sources

CATEGORY	SOURCES
Federal	HUD LIHTC Database, U.S. Census Bureau ACS, CDC, EPA, USDA
State & Local	MHDC, KC Health Dept. CHIP, Missouri DHSS, Princeton Eviction Lab
Academic	NBER, Journal of Urban Health, Health Affairs, Big Cities Health Coalition
Policy	NLIHC, Bipartisan Policy Center, MARC Housing Data Hub, Novogradac

“Independent research, powered by a unified ecosystem—The Nash Group brings strategic vision, analytical rigor, and community commitment to every investigation we undertake.”

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The State of Low-Income Housing Tax Credits in Kansas City, Missouri

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