

OVERVIEW

On June 7, 2012, the City Council approved Committee Substitute for Ordinance No. 120490 which approved the 5-year 2012 Consolidated Plan, and authorized the Director of the Neighborhoods and Housing Services Department to enter into contracts with agencies funded in the One Year Action Plan.

Identified within the 2012 Consolidated Plan are seven Target Areas. These Target Areas are: the Heart of the City, Greater Downtown, Swope, Midtown/Plaza, Hickman Mills/Ruskin, Briarcliff/Winnwood and Truman Plaza. Within each of these larger Target Areas the 2012 Consolidated Plan further identified specific Sub-Target Areas.

The 2012 Consolidated Plan requires that within each of these sub-target areas, specific Action Plans (with neighborhood input and consensus) be developed. These Action Plans provide a guide for implementation of the physical improvement activities to be funded by the grants from H.U.D. over either a one, or up to five-year period.

INFORMATION

Kansas City Missouri Action Center (for reporting of code violations and other information)
City Hall, First Floor, 414 East 12th Street, Kansas City, Missouri 64106
Call 311 and follow the prompts, 3-1-1.Call.Center@kcmo.org

Targeted Minor Home Repair Program
Housing and Community Development Division, Housing Section
City Hall, Fourth Floor, 414 East 12th Street, Kansas City, Missouri 64106
Roger Stewart, Program Manager, 816-513-3253, roger.stewart@kcmo.org

Seven Oaks Neighborhood Association
816-861-2369, gcdavis@swbell.net, www.sevenoaksna.org

Vineyard Neighborhood Association
4301 East 43rd Street, Kansas City, Missouri 64130
816-921-5303, info@vineyardna.org, www.vineyardna.org

ACTION PLAN PROJECT TEAM:

Kansas City, Missouri Neighborhoods and Housing Services Department:

- John A Wood, Director
- Stuart Bullington, Assistant Director
- Sarah Cecil, Neighborhood Liaison, 816.513.3036
- Shawn Hughes, Senior Project Manager, 816.513.3027

Cyr Architecture & Construction
EAT Advertising & Design

APPROVED:

Gwen Davis, President
Seven Oaks Neighborhood Association

Delores Johnson, President
Vineyard Neighborhood Association



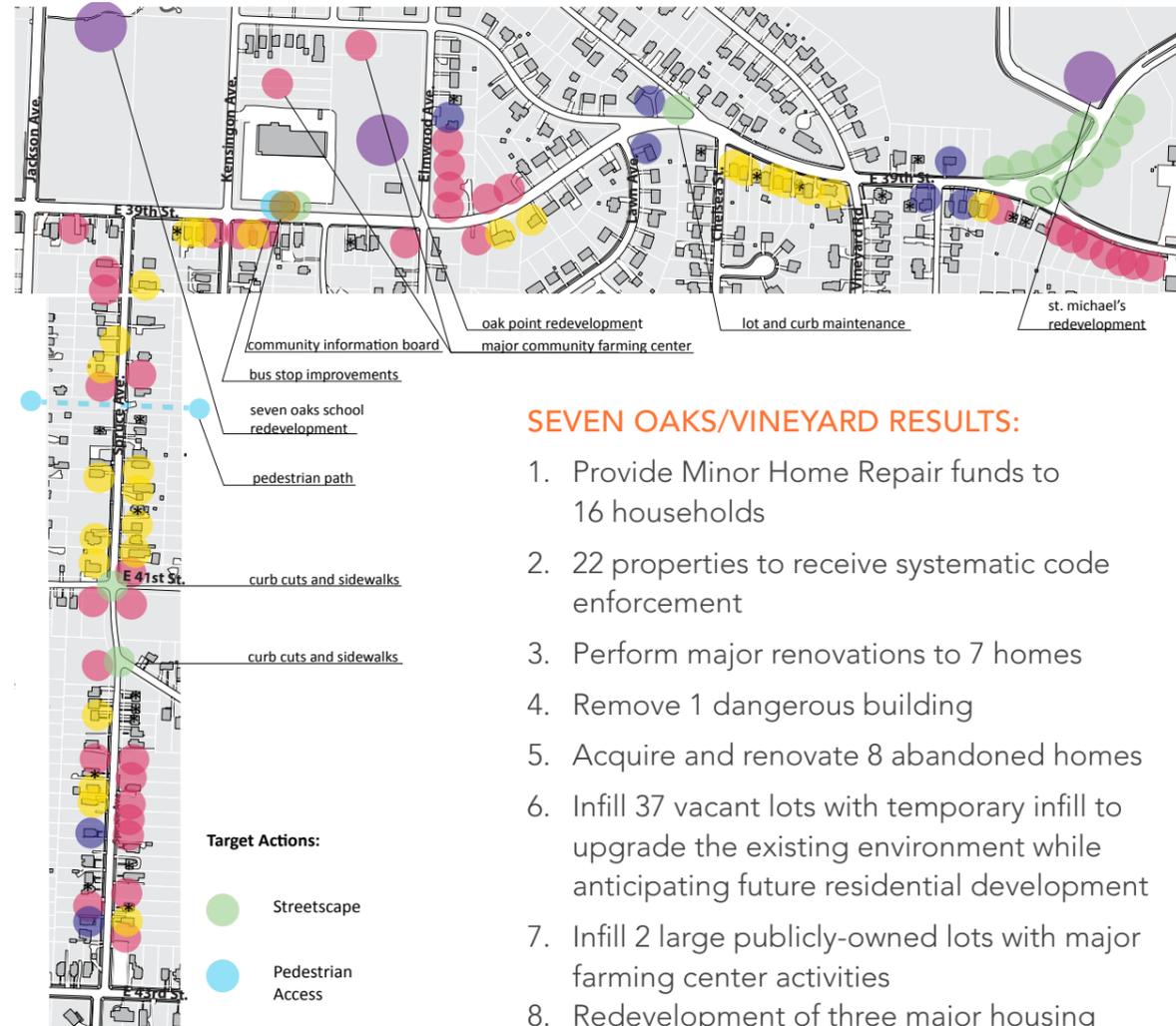
4212 SPRUCE STREET
COMMUNITY GARDEN
ON THE SITE OF A
DECONSTRUCTED
DANGEROUS BUILDING
(AFTER)

(BEFORE)

Kansas City, Missouri Neighborhoods and Housing Services Department
2012-2013 NEIGHBORHOOD ACTION PLANS

Action Plan Sub-Target Area: Seven Oaks and Vineyard

SUB-TARGET AREA ACTIONS



SEVEN OAKS/VINEYARD RESULTS:

1. Provide Minor Home Repair funds to 16 households
2. 22 properties to receive systematic code enforcement
3. Perform major renovations to 7 homes
4. Remove 1 dangerous building
5. Acquire and renovate 8 abandoned homes
6. Infill 37 vacant lots with temporary infill to upgrade the existing environment while anticipating future residential development
7. Infill 2 large publicly-owned lots with major farming center activities
8. Redevelopment of three major housing projects



SUB-TARGET AREA ACTION PLAN

Sub-Target Area Improvements per Phased Area				
Improvement	Phase 1 2013	Phase 2 2014	Phase 3 2015	TOTAL BY ACTION
Minor Home Repair (Owner Occupied)	14	2	TBD	16
Cost (\$7,000/home)	\$98,000	\$14,000		\$112,000
Systematic Code Enforcement (Rental)	15	7	TBD	22
Cost (\$18,000/home)	\$270,000	\$126,000		\$396,000
Major Renovation	4	3	TBD	7
Cost (\$40,000)	\$160,000	\$120,000		\$280,000
Acquire and Renovate Abandoned Homes	5	1	TBD	6
Cost (\$40,000/home)	\$200,000	\$40,000		\$240,000
Deconstruct Dangerous Buildings	1	1	TBD	2
Cost (\$14,000/home)	\$14,000	\$14,000		\$28,000
Improve Vacant Lots				
Temporary Infill	22	15	TBD	37
Cost (\$5,000/lot)	\$110,000	\$75,000		\$185,000
Major Community Farming Center	1 acre	0	TBD	1 acre
Cost (TBD/acre)	TBD	\$0		TBD
Major Redevelopment Projects				
Seven Oaks School (44 dwelling units)	\$9,000,000	\$0	\$0	\$9,000,000
Oak Point (30 dwelling units)	\$5,000,000	\$0	\$0	\$5,000,000
St. Michaels (178 dwelling units)	\$11,000,000	\$9,000,000	\$7,200,000	\$27,200,000
Other Improvements				
Streetscape Improvements @ St. Michaels				
Cost	TBD	TBD	TBD	TBD
Sidewalk Repair				
Cost (\$35/LF)	TBD	TBD	TBD	TBD
Accessible Intersections	14	4	TBD	18
Cost (\$1,000/intersection)	\$14,000	\$4,000		\$18,000
Tree Trimming				
Cost (\$250/tree)	TBD	TBD		TBD
TOTAL COST BY PHASE	\$25,866,000	\$9,393,000	\$7,200,000	\$42,459,000

HOME, MINOR HOME REPAIR, PAINT PROGRAM, HOME WEATHERIZATION, KC DREAM HOME:

Homeowners may qualify for assistance with deferred maintenance and enhanced energy saving actions on their properties -- using these tools.

SYSTEMATIC CODE ENFORCEMENT:

Owners of investment properties will be notified of code violations by the Neighborhoods and Housing Services Department. They will employ the statutory tools available to them to see that code violations are corrected.

MAJOR RENOVATION/ACQUIRE AND RENOVATE ABANDONED HOMES:

A total of 15 existing homes will be renovated or acquired and renovated. The City of Kansas City in partnership with the Missouri Housing Development Commission and the Kansas City TIF Commission will make special mortgages and rehabilitation assistance (\$5,000 grant) available to homebuyers of acquired abandoned homes. In addition, funds are available through the RAMP or Minor Home Repair programs for even more upgrades to these homes.

DECONSTRUCT DANGEROUS BUILDINGS:

Homes that are not suitable for renovation will be "deconstructed" by local subcontractors who will salvage reusable/recyclable building components for reuse or recycling. Deconstruction will divert waste from landfills created by the removal of these buildings.

TEMPORARY INFILL:

Vacant lots not scheduled for immediate redevelopment will be addressed using the tools identified in the [Guidebook for Infill Lot Improvement Strategies](#), which is available from the KCMO Neighborhoods and Housing Services Department.

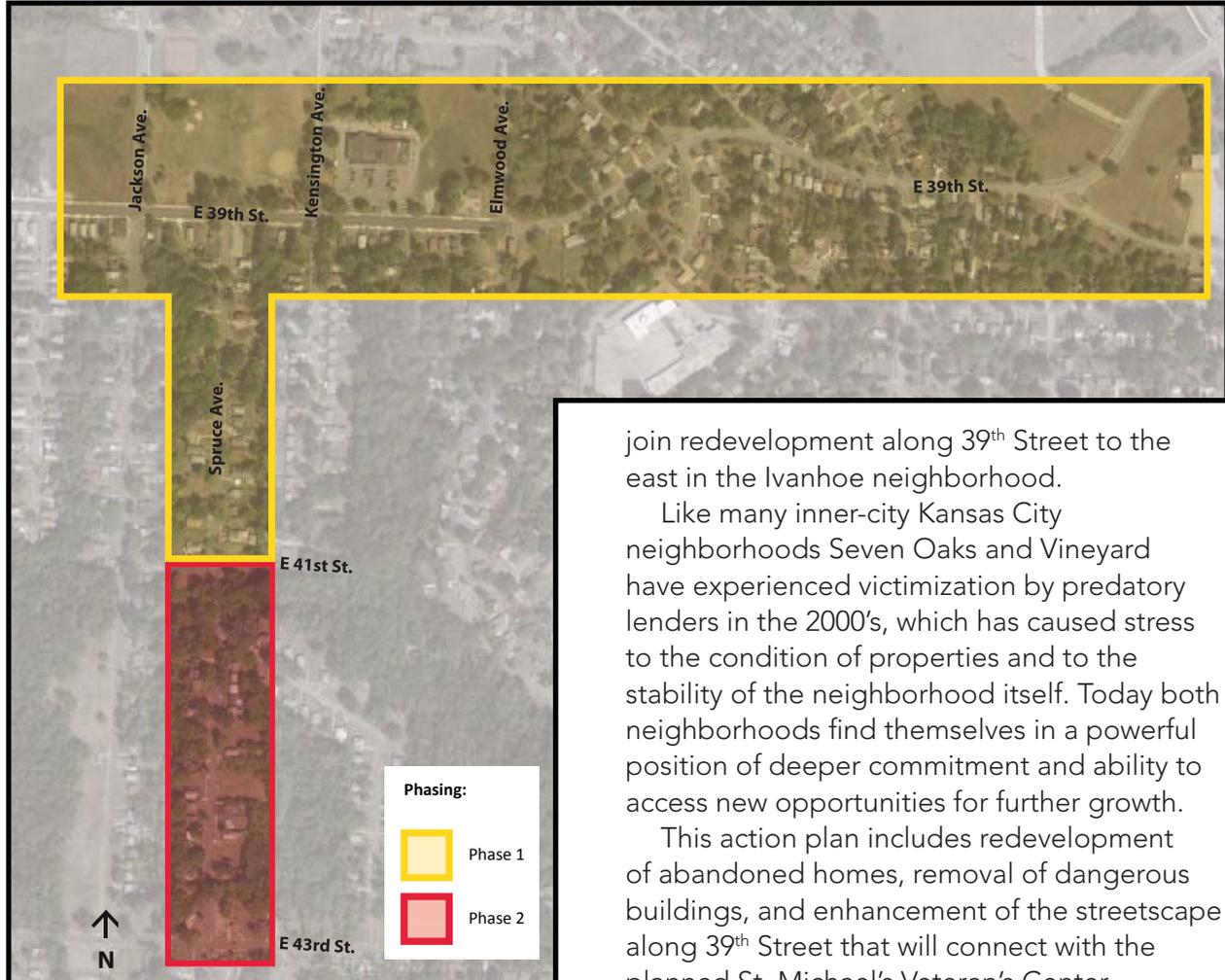
MAJOR COMMUNITY FARMING CENTER:

Large acreages of vacant land where planned redevelopment is greater than one-year away will be offered for locally-based large scale farming.

OTHER IMPROVEMENTS:

Streetscape Improvements, Sidewalk Repair, Accessible Intersections and Tree Trimming will greatly enhance the pedestrian experience and curb-appeal throughout the neighborhood and increase property values.

SEVEN OAKS AND VINEYARD NEIGHBORHOODS



join redevelopment along 39th Street to the east in the Ivanhoe neighborhood.

Like many inner-city Kansas City neighborhoods Seven Oaks and Vineyard have experienced victimization by predatory lenders in the 2000's, which has caused stress to the condition of properties and to the stability of the neighborhood itself. Today both neighborhoods find themselves in a powerful position of deeper commitment and ability to access new opportunities for further growth.

This action plan includes redevelopment of abandoned homes, removal of dangerous buildings, and enhancement of the streetscape along 39th Street that will connect with the planned St. Michael's Veteran's Center development on the east, Seven Oaks School redevelopment on the west and redevelopment of the Oak Point site in the center of the action plan area. The plan extends down to 43rd Street along Spruce Avenue. These actions will leverage other planned investments and spur further redevelopment outward from this initial core over the next few years.

The eastern end of the 39th Street Corridor is a shared boundary between two neighborhoods: Seven Oaks and Vineyard. These two neighborhoods have worked in a spirit of common commitment and shared resources for many years. The neighborhood associations provide holistic support to their members, including partnering with a nearby charter school and operating a food pantry. This reliance on community connection is illustrated in the redevelopment of this section of the 39th Street corridor, which will



SUB-TARGET AREA EXISTING CONDITIONS



- Existing Conditions:**
- Streetscape Deterioration
 - Vacant Lot
 - Dangerous/Abandoned Building
 - Owner/Occupier
 - Non-Residential Lot

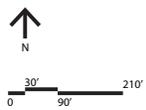
SEVEN OAKS/VINEYARD ACTION PLAN GOALS:

Based on the meetings with Seven Oaks and Vineyard Neighborhood, the goals of the Action Plan are:

1. Repair/renovate existing structures
2. Remove dangerous buildings
3. Resolve ownership of abandoned buildings and return to service
4. Infill vacant lots
5. Completion of Seven Oaks School, Oak Point and St. Michael's redevelopment projects

Gathering Scale:

- Small
- Medium
- Large



Sub-Target Area Existing Conditions per Phased Areas						
Phase Area	Homes in Need of Minor Home Repair	Homes in Need of Systematic Code Enforcement	Homes Needing Major Renovation	Abandoned Homes	Dangerous Buildings	Vacant Lots
Phase 1 2013	14	15	4	5	1	22
Phase 2 2014	2	7	3	1	1	15
Phase 3 2015	TBD	TBD	TBD	TBD	TBD	TBD
TOTAL	16	22	7	6	2	37