

HOME RENOVATION & REPAIR

Selection Criteria & Process

The Neighborhood Action Plan strives to focus housing rehabilitation in areas of most need as determined by neighborhood leadership. Determining which specific homes are of highest priority for these funds is crucial to this process. Recognizing that the neighborhood is best understood by those who reside within its borders, the city calls upon these citizens to compile their list of eligible homes. The following is intended to guide that process.*

INITIAL QUESTIONS:

1. Is it on the Dangerous Buildings List?

Refer to KCMO website for Dangerous Building and demolition listings:
<http://kcmo.org/idc/groups/neighborhood/documents/neighborhoodcommunityservices/db-scored.pdf>

2. Is it slated for demolition?

If a home is slated for demolition, refer to the vacant land strategies in the Scattered Sites Guidebook created by KCMO Neighborhood & Housing Services.
<http://www.drawarch.com/resource/>

3. Is it owner-occupied?

Owner-occupied properties receive significant funding for rehabilitation if residents meet income guidelines. Contact KCMO Neighborhood & Housing Services and see the additional resources page for owner-occupied grants, incentives and rebates.

Rental properties must be improved through code enforcement.

- Municipal Code Enforcement of the property maintenance code (Chapter 56) and the nuisance code (Chapter 48), as well as sections of Chapters 50 and 62
- Complaints concerning possible code violations are turned in to the Neighborhood Preservation Division through three primary sources:
 - Resident complaints submitted to the 3-1-1 Action Center
 - Resident complaints submitted directly to the division, at (816) 513-9010 or neighborhood_preservation@kcmo.org
 - Code violations found in the field by inspectors

For more information, contact the KCMO Dept. of Neighborhood and Community Services Department
<http://www.kcmo.org/CKCMO/Depts/NeighborhoodAndCommunityServices/Preservation/Process/index.htm>



HIGH PRIORITY AREAS

- **Historic Homes;**
Particular attention should be paid to homes which give historic character to the neighborhood and those homes which historic figures once occupied.
- **Heavily Trafficked Areas;**
Block corners and major roads
- **Areas which are particularly problematic for crime or vacancy**
- **Owner-Occupied homes**

HOME CONDITIONS ASSESSMENT



Very Poor: Major structural damage or infestation

Opportunity for deconstruction which provides local employment and reuses building materials.



Poor: Opportunity for major renovation/restoration

Owner-occupied homes that meet income guidelines can receive funding through H.U.D.



Fair: Candidate for Minor Home Repair/ Energy Efficient Design Strategies

Owner-occupied homes that meet income guidelines can receive funding through organizations such as H.U.D and Energy Works



Good: serve as model homes for the block.

*The Westside Community can use this guide to expand improvements to other areas of the neighborhood



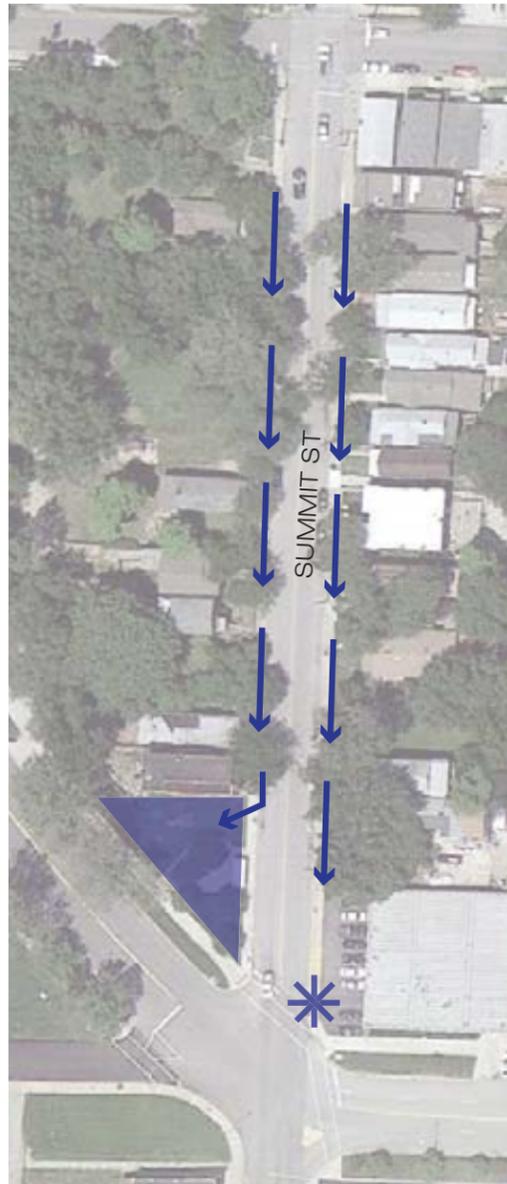
EXISTING SITE CONDITIONS

The Westside neighborhood is a dynamic and eclectic area, with a rich history of immigrant settlement, a mix of housing, restaurants and businesses. Centrally located and within walking distance of Downtown and the adjacent Cross Roads, the Westside offers a truly unique experience within Kansas City. Its inhabitants feel strongly about maintaining the historic character of the area, including the demographic makeup.



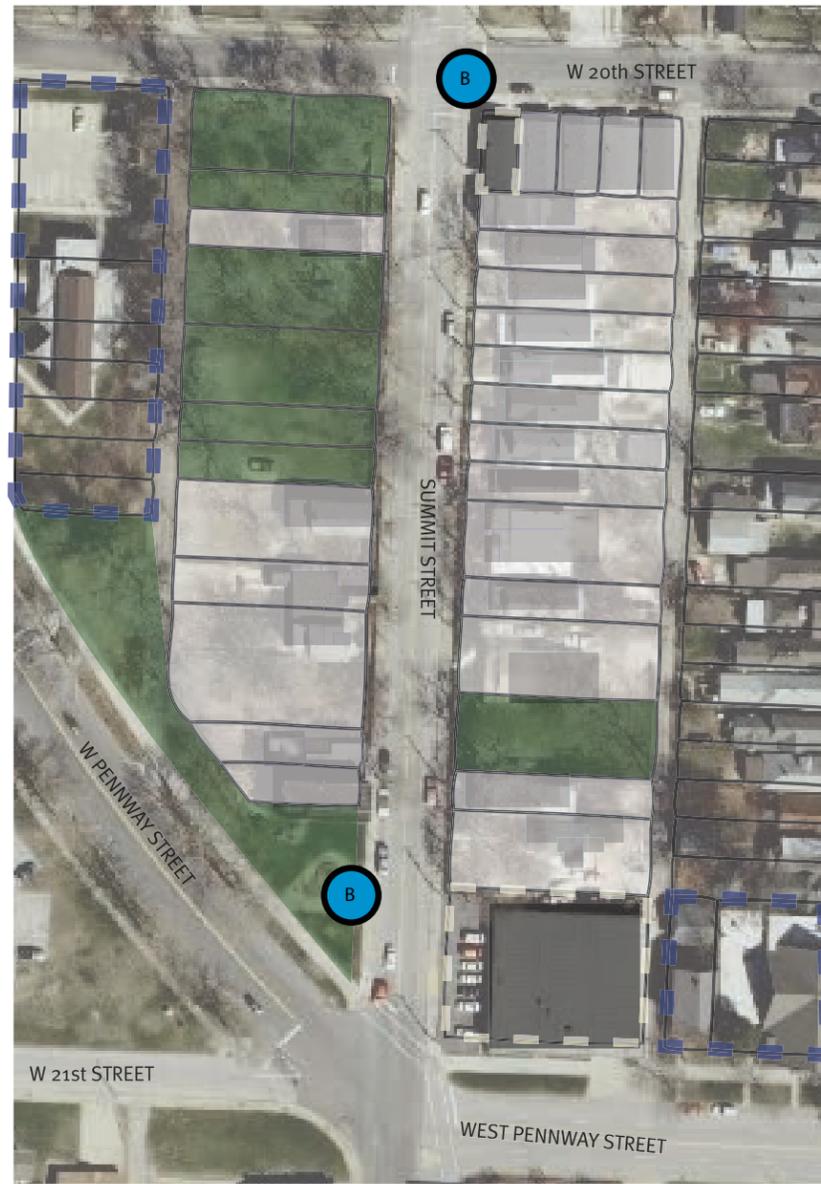
PROPOSED BLOCK MODIFICATIONS - focused on housing and right-of-way improvements





SUMMIT ST. STORMWATER DIAGRAM

- Flow Pattern
- * Connection to Stormwater Pipes
- Stormwater Infiltration Area/Connection to Stormwater Pipes



EXISTING SITE CONDITIONS

KEY	ZONING	OCCUPATION
bus stop	commercial	renter
green space	institutional	owner

0 50 100 Feet



PROPOSED SITE MODIFICATIONS

- POTENTIAL FOR:**
- minor repairs & improvements
 - restoration/ full renovation
 - paint schemes

- KEY:**
- street trees & landscape
 - vegetated swales
 - street safety (abandoned power poles)
 - tree/landscape (replacing/pruning)
 - sidewalks repair
 - fence repair & paint schemes



EXISTING HOMES ALONG EAST SIDE OF SUMMIT STREET

Based on discussions with the Westside Community, housing renovation and repair is the highest concern, but a variety of additional improvements were expressed. Summit Street, true to its namesake, steeply climbs northward between W. Pennway St. and 20th. Residents expressed the need for signage at the top of the hill warning drivers during inclement weather. The existing street trees need pruning as well as infill of new trees in existing empty planters. Some trees need to be removed because of their interference with the power lines on the east side (see image at left) and could be replaced by a shorter variety. Some fences on either side of the street need repair or to be replaced. To offer a distinctive feature to the block, the fences or homes could be painted a variety of vibrant colors of the homeowners' choosing. Through vegetated swales, the small pocket park at the southwest corner of the block could provide stormwater management to the heavy runoff down Summit St.

The Westside neighborhood has flourished as a result of Kansas City's revitalization of the Downtown area. Its residents, though excited about the new residential and commercial developments in their community, want to ensure that it still offers affordable homes to lower and middle-income families. The block of Summit between W. Penway and 20th Street was chosen as a focus area through discussions with Westside CAN Center, Westside

Housing Organization, and the community at-large. The east side of the street has a high concentration of owner-occupied homes that are estimated to meet income requirements. Several property owners could benefit from home repair and renovation, fence repair, and sidewalk improvements. The highly visible improvements along Summit will convey the healthy growth of the neighborhood at all economic scales.

TIMELINE GOALS AND BUDGET

Applying the guiding principles of the Area Plan and Kansas City, Missouri's Consolidated Plan, our team is proposing that the Summit Street have the following immediate goals:

Phase I - \$160,000 total

- Winter 2013: Meet with the residents along Summit who qualify for moderate and minor home repair.
 - 9 homes are owner occupied and may have the potential of qualifying. 4 major repairs estimated @ 30,000 each = \$120,000
 - 5 minor home repairs estimated @ \$4000 each= \$20,000
- On-going, starting 2013: Tree, Planting and Landscape Maintenance
 - 20 trees @ \$500/tree for trimming for = \$10,000

- Spring 2013: Fence repair/replacement and sidewalk improvements along the entire street, both sides.

Cost to be determined

Phase II

Summer 2013, Traffic calming and Bioswales

- Divert street water run off into a landscaped bio-swale on the southwest corner of 21st and Summit.

Cost to be determined

- Install street striping or signage = \$18/linear foot= \$2,700

ABOUT the KCMO NEIGHBORHOOD ACTION PLAN

On June 7, 2012, the City Council approved Committee Substitute for Ordinance No. 120490 which approved the Five 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.

Given the desire to implement visible change in these neighborhoods expeditiously, the team was tasked to meet with neighborhood representatives to receive community input. Out of these meetings, the team established a focused Target Area of approximately three blocks or less in which the available funds would have a noticeable impact. The team conducted a "windshield" site assessment of visible maintenance, infrastructure, and lot occupancy concerns (weaknesses) and discussed potential opportunities (strengths).

By working with neighborhood leaders and city staff, various priorities were identified which ranged from basic maintenance to design interventions. The team created a menu of these items as "icons" to use as a quick reference tool on the proposed Action Plan document. The relevant icons and their descriptions are included in the proposed plan.



KANSAS CITY
MISSOURI

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DRAW
architecture + urban design

Parson & Associates
pa

phro•ne•sis

ADDITIONAL RESOURCES

Westside Planning Committee

1624 Jefferson Ave.
Kansas City, MO 64108
Kathy Kirby, Organizer
816-842-4989
kathykirby@swbell.net

Westside Housing Organization

Old Firestation #9
919 W. 24th St.
Kansas City, MO 64108
[O] 816.421.8048
Gloria Fisher - President
ohsgmf@aol.com
www.westsidehousing.org



Westside Community Action Network Center

2130 B Jefferson Street
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Energy Works KC

City of Kansas City, MO
[O] 816.513.3401
infoewkc@kcmo.org
<http://www.kcmo.org/CKCMO/Depts/CityManagersOffice/OfficeofEnvironmentalQuality/EnergyWorksKC/index.htm>



Targeted Minor Home Repair

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Email: roger.stewart@kcmo.org
<http://kcmo.org/CKCMO/Depts/Housing/TargetedMinorHomeRepairProgram/index.htm>

The HOME Program: HOME Investment Partnerships

US Department of Housing & Urban Development
<http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program>
Coleman McClain 816.513.3008

311 is your central point of contact for City services.

Whether you need information, to request a City service or to report a problem with City services, contact 311.

For a faster response please call us or submit your request online:
Call: 311 or 816-513-1313 between 7 a.m. and 7 p.m. on weekdays and follow the prompts.
Online: <http://webfusion.kcmo.org/coldfusionapps/ActionCenterRequest/RequestForm.cfm>