

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

Westport/Plaza Neighborhood Association
president@plazawestportneighborhood.org, www.plazawestportneighborhood.org

ACTION PLAN PROJECT TEAM:

Kansas City, Missouri Neighborhoods and Housing Services Department:

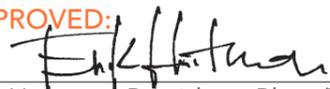
- John A Wood, Director
- Stuart Bullington, Assistant Director
- Sarah Cecil, Neighborhood Liaison, 816.513.3036
- Shawn Hughes, Senior Project Manager, 816.513.3027

Kansas City, Missouri Tax Increment Financing Commission:

- Steve Reynolds, TIF Housing Coordinator, 816.513.3027

Cyr Architecture & Construction
EAT Advertising & Design

APPROVED:



Erik Heltman, President, Plaza/Westport Neighborhood Association



43RD TERRACE
& PENNSYLVANIA
AVENUE
(AFTER)



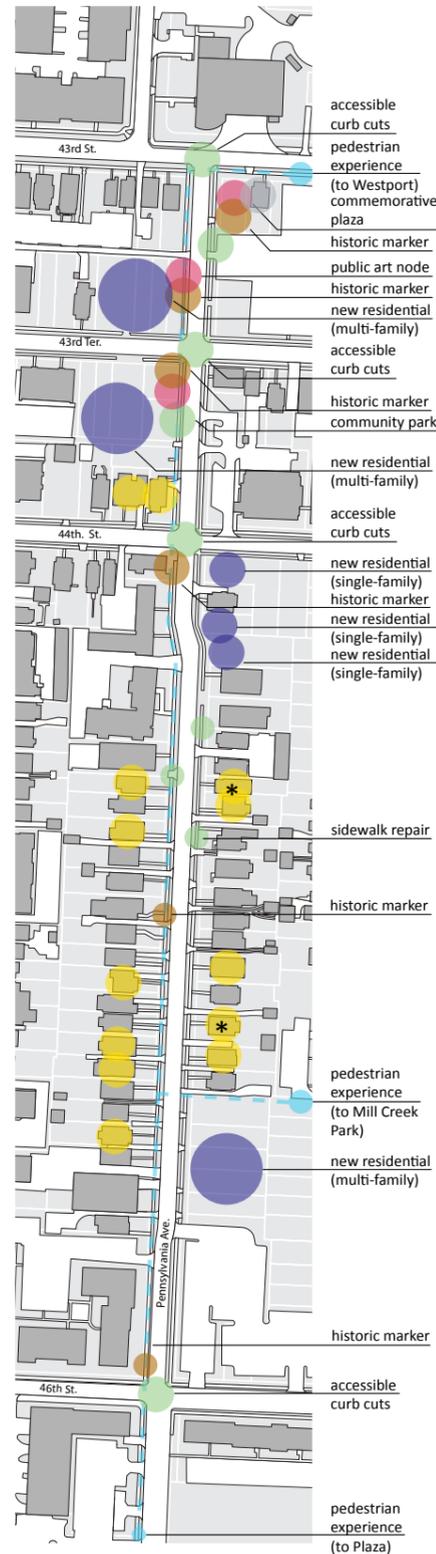
Kansas City, Missouri Neighborhoods and Housing Services Department
2012-2013 NEIGHBORHOOD ACTION PLANS

Action Plan Sub-Target Area: Plaza/Westport Single Family Core

TARGET ACTIONS

Target Actions:

- Streetscape Repair
 - Pedestrian Access
 - Owner/Occupier Purchase
 - New Residential Construction
 - Temporary Infill
 - Neighborhood Identity
 - Deconstruction
 - Minor Home Repair
 - * Systematic Code Enforcement
- Gathering Scale:**
- Small
 - Medium
 - Large



Concern regarding the preservation of the neighborhood's single family core, as identified in the 2004 Plaza/Westport Neighborhood Plan, coincides with St. Luke's desire to divest of their residential properties and the Action Plans being developed by KCMO Neighborhoods and Housing Services. This Action Plan leverages the neighborhood's assets: its walkability and location between two of Kansas City's iconic neighborhoods and a major institutional partner, the history of the neighborhood, and its affordable single family core.

PROGRAM GOALS

Based on the 2004 Plaza/Westport Neighborhood Plan and meetings with the Plaza/Westport Neighborhood, the goals of the Action Plan are:

1. Increase owner-occupied single-family homeownership
2. Enhance walkability
3. Define neighborhood identity
4. Infill vacant lots
5. Eliminate deferred maintenance

PHASE 1 ACTIONS

- Increase owner-occupied single-family homeownership by 75% with special financing
- Build three new single-family houses
- Deconstruct one dangerous building
- Turn Pennsylvania into a more pedestrian-friendly path between Westport & the Plaza with upgraded street lighting, sidewalk repair and historic markers
- Define neighborhood identity by recognizing Step-Toe neighborhood history
- Infill three vacant lots to upgrade the existing environment while anticipating future residential development
- Recruit 10 homeowners to participate in Minor Home Repair/RAMP programs

SUB-TARGET AREA ACTIONS PER PHASE

Sub-Target Area Actions per Phase						
Action	Phase 1 2013	Phase 2 2014	Phase 3 2015	Phase 4 2016	Phase 5 2017	TOTAL BY ACTION
Owner-Occupied Single Family	40	14	23	26	4	107
Rental Total	11	5	4	5	12	37
Owner-Occupier Purchase (Westport Today/Tomorrow)	17	9	16	20	3	65
Cost (\$150,000/house)	\$2,550,000	\$1,350,000	\$2,400,000	\$3,000,000	\$450,000	\$9,750,000
Minor Home Repair (Owner-Occupied)	10	1	0	1	0	12
Cost (\$7,000/home)	\$70,000	\$7,000	\$0	\$7,000	\$0	\$84,000
Systematic Code Enforcement (Rental)	2	3	3	7	3	18
Cost (\$18,000/home)	\$36,000	\$54,000	\$54,000	\$126,000	\$54,000	\$324,000
Deconstruct Dangerous Buildings	1	0	0	0	0	1
Cost (\$14,000/home)	\$14,000	\$0	\$0	\$0	\$0	\$14,000
Improve Vacant Lots						
New Single-Family Home	3	0	0	0	11	14
Cost (\$150,000/new home)	\$450,000	\$0	\$0	\$0	\$1,650,000	\$2,100,000
Temporary Infill	3	0	0	0	0	3
Cost (\$5,000/lot)	\$15,000	\$0	\$0	\$0	\$0	\$15,000
Other Improvements (PIAC & Other Funds)						
Sidewalk Repair						
Cost (\$35/LF)	TBD	TBD	TBD	TBD	TBD	TBD
Accessible Intersections	4	5	2	2	2	15
Cost (\$1,000/intersection)	\$4,000	\$5,000	\$2,000	\$2,000	\$2,000	\$15,000
Historic Markers	6	0	0	0	0	6
Cost (\$500/marker)	\$3,000	\$0	\$0	\$0	\$0	\$3,000
Public Art	1	0	0	0	0	1
Cost (allowance \$5,000)	\$5,000	\$0	\$0	\$0	\$0	\$5,000
Upgrade Lighting	14	14	6	6	14	54
Cost (\$3,000/fixture)	\$42,000	\$42,000	\$18,000	\$18,000	\$42,000	\$162,000
Tree Trimming						
Cost (\$250/tree)	TBD	TBD	TBD	TBD	TBD	TBD
TOTAL COST BY PHASE	\$3,175,000	\$1,458,000	\$2,474,000	\$3,153,000	\$2,198,000	\$12,458,000

OWNER OCCUPIER PURCHASE:

Over the 5-phase course of the Action Plan, St. Luke's Hospital will release a total of 65 single family homes for sale to owner-occupiers. 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 homeowners. In addition, funds are available through the RAMP or Minor Repair programs for upgrades to these homes.

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

Homeowners who meet the income requirements, may qualify for assistance with deferred maintenance and enhanced energy saving actions on their properties – using these tools.

SYSTEMATIC CODE ENFORCEMENT:

Owners of investment property will be notified regarding 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.

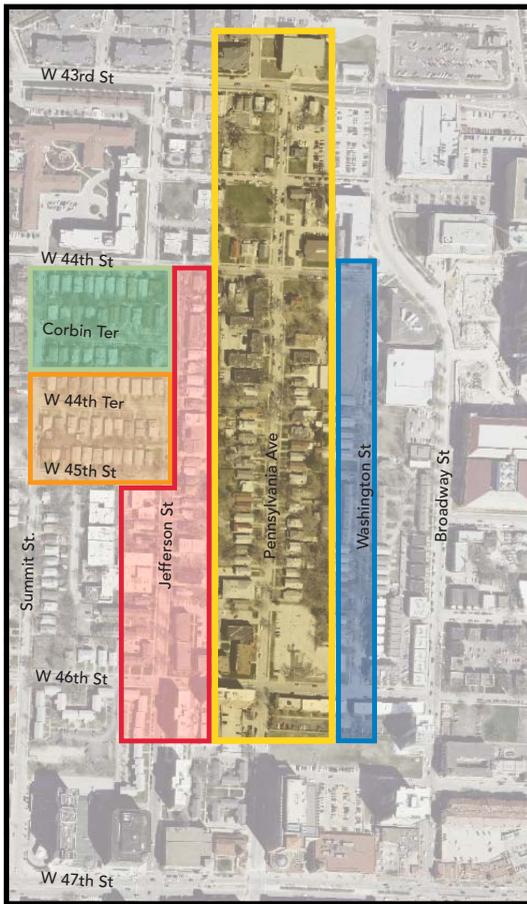
TEMPORARY INFILL:

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

OTHER IMPROVEMENTS:

Streetscape Repair, Accessible Intersections, Historic Markers, Public Art, Upgraded Lighting, and Tree Trimming, will greatly enhance the pedestrian experience through the neighborhood and increase property values.

PLAZA/WESTPORT SINGLE FAMILY CORE ACTION PLAN



PHASING:



Phase 1



Phase 2



Phase 3



Phase 4



Phase 5

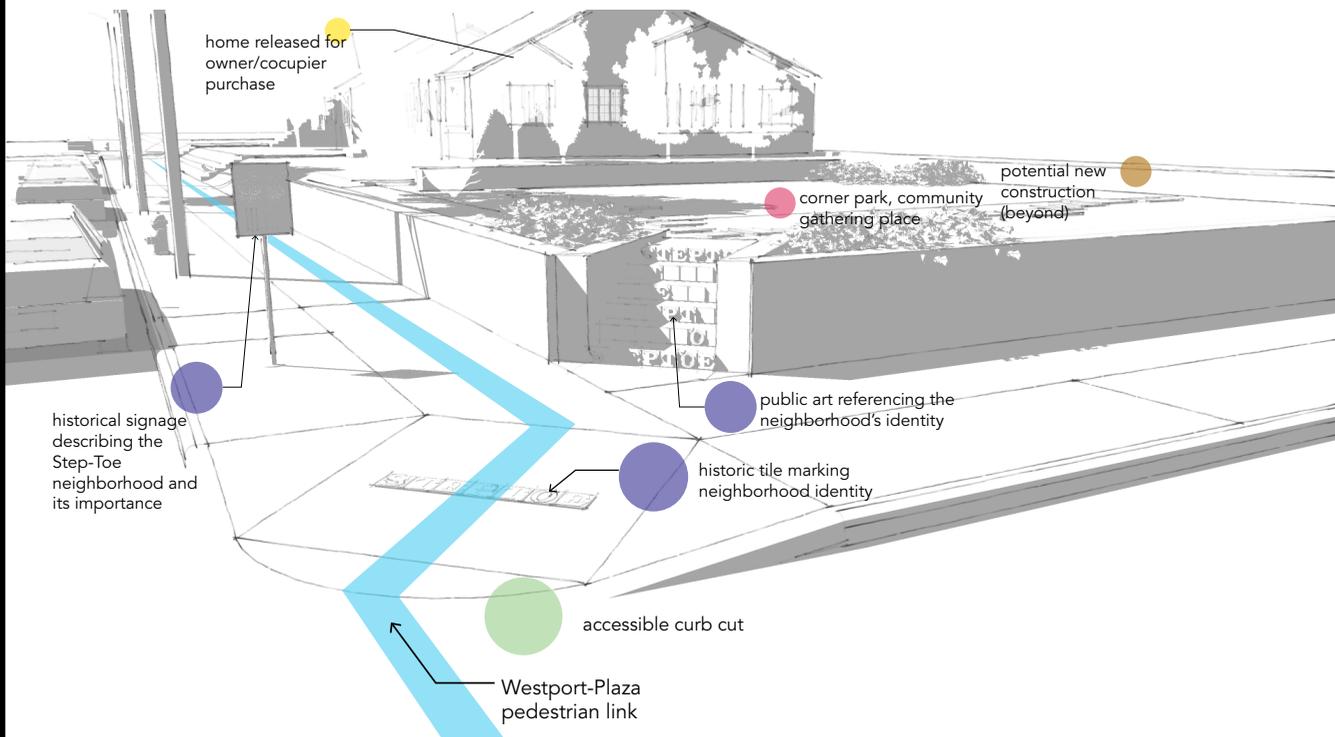
A RICH HISTORY

Before the Civil War, slave traders in Westport established a way for slaves to buy their freedom and set land aside for these freed slaves in what was known as the “Step-toe” neighborhood – now Plaza/Westport.

In the 1920’s land to the south was developed into the country’s first planned shopping district, the Country Club Plaza.

The neighborhood is bounded on the east by one of the area’s premier medical centers, St. Luke’s Hospital, which owns a considerable part of the sub-target area’s single-family homes.

Today, Plaza/Westport is identified as one of the most walkable neighborhoods in the United States.



EXISTING CONDITIONS

Existing Conditions:

-  Streetscape Deterioration
 -  Vacant Residential Lot
 -  Rental Property
 -  Release for Owner-Occupier Purchase
 -  Non-Residential Lot
 -  Dangerous Building
 -  Minor Home Repair
 -  * Systematic Code Enforcement
- Gathering Scale:**
-  Small
 -  Medium
 -  Large



Sub-Target Area Existing Conditions per Phased Areas							
Phase Area	Single Family -- Owner-Occupier	Single Family -- Rental (Incl. WT/T rental)	Rental (Westport Today/Tomorrow)	Vacant Lots	Homes In Need of Minor Home Repair	Homes In Need of Systemic Code Enforcement	Dangerous Buildings
Phase 1 2013	23	28	17	16	10	2	1
Phase 2 2014	5	14	9	0	1	3	0
Phase 3 2015	7	20	16	0	0	3	0
Phase 4 2016	6	25	20	0	1	7	0
Phase 5 2017	1	15	3	11	0	3	0
TOTAL	42	102	65	27	12	18	1

