

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

Swope Parkway/Elmwood Neighborhood Association (SPENA)
P.O. Box 301008, Kansas City, Missouri 64130
spena5363@yahoo.com

Sheraton Estates Neighborhood Association
P.O. Box 300315, Kansas City, Missouri 64130
mrbrownwps@yahoo.com

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

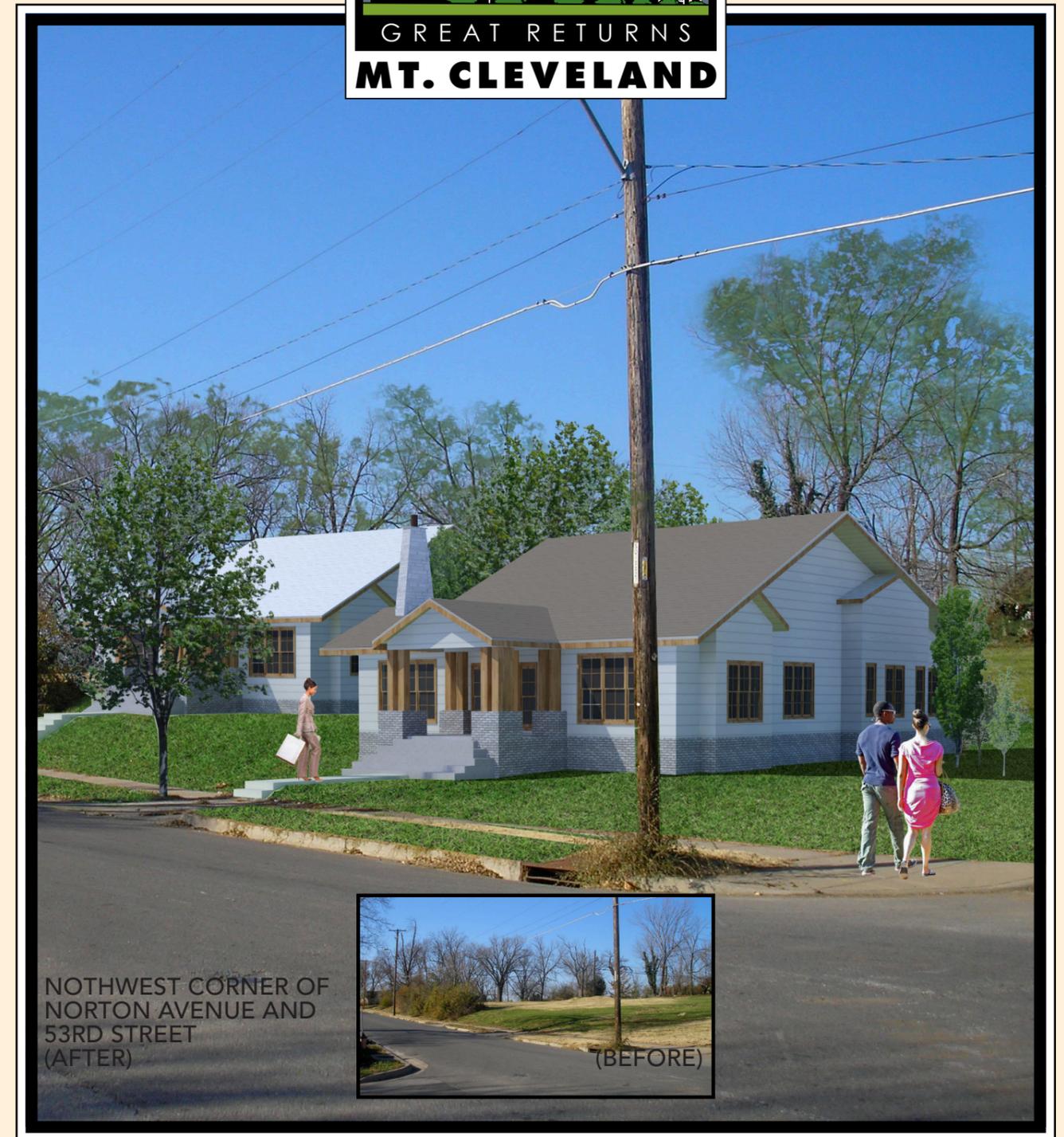
Cyr Architecture & Construction
EAT Advertising & Design



APPROVED:

Richard Brown, President, Sheraton Estates Neighborhood Association

Cynthia Canady, President, Swope Parkway/Elmwood Neighborhood Association



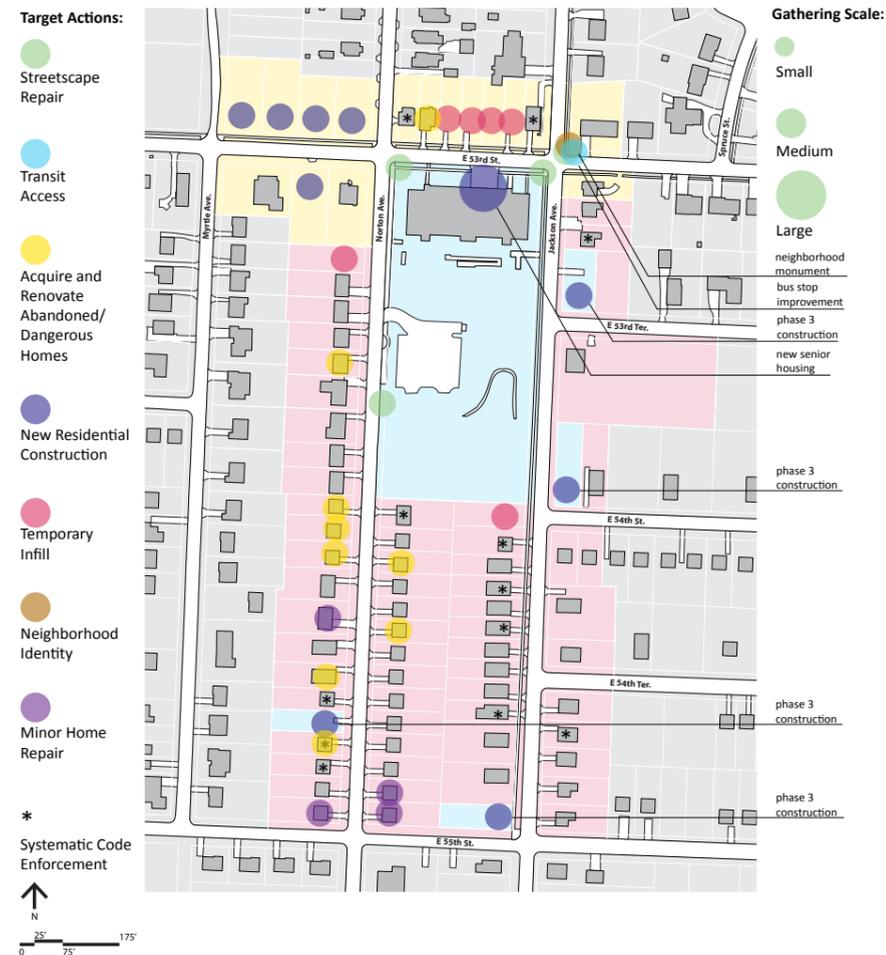
NOTHWEST CORNER OF
NORTON AVENUE AND
53RD STREET
(AFTER)

(BEFORE)

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

Action Plan Sub-Target Area: Mt. Cleveland/53rd Street Corridor

SUB-TARGET AREA ACTIONS



MT. CLEVELAND/53RD STREET CORRIDOR ACTION PLAN RESULTS:

1. Provide Minor Home Repair funds to 4 households
2. Perform Systematic Code Enforcement on 11 rental properties
3. Remove 1 dangerous building
4. Acquire and renovate 8 abandoned homes
5. Infill 11 vacant lots: 6 with new homes and 4 with temporary infill to upgrade the existing environment while anticipating future residential development
6. Renovate the former J.S. Chick School to senior housing
7. Install 26 neighborhood banners
8. Install 12 gateway markers



SUB-TARGET AREA ACTION PLAN

Sub-Target Area Action by Phase				
Action	Phase 1 2012	Phase 2 2013	Phase 3 2014	TOTAL BY ACTION
Minor Home Repair (Owner-Occupied)	0	4	0	4
Cost (\$7,000/home)	\$0	\$28,000	\$0	\$28,000
Systematic Code Enforcement (Rental)	2	9	0	11
Cost \$18,000/home)	\$36,000	\$162,000	\$0	\$198,000
Deconstruct Dangerous Buildings	1	0	0	1
Cost (\$14,000/home)	\$14,000	\$0	\$0	\$14,000
Acquire and Renovate Abandoned Homes	0	8	0	8
Cost (\$50,000/home)	\$0	\$400,000	\$0	\$400,000
Improve Vacant Lots				
New Single-Family Home	6	0	4	10
Cost (\$150,000/new home)	\$900,000	\$0	\$600,000	\$1,500,000
Temporary Infill	4	0	0	4
Cost (\$1,000/lot)	\$4,000	\$0	\$0	\$4,000
Renovate Former J.S. Chick School	0	0	1	1
Cost (\$5,000,000)	\$0	\$0	\$7,200,000	\$7,200,000
Other Improvements				
Sidewalk Repair				
Cost (\$35/LF)	TBD	TBD	TBD	
Neighborhood Banners	26	0	0	26
Cost (\$600/banner)	\$15,600	\$0	\$0	\$15,600
Gateway Markers	12	0	0	12
Cost (\$1,000/marker)	\$24,000	\$0	\$0	\$24,000
TOTAL COST BY PHASE	\$957,600	\$428,000	\$7,800,000	\$9,185,600

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. The city will work with Sheraton Estates to develop a proactive marketing program using the KC Dream program.

SYSTEMATIC CODE ENFORCEMENT:

Investor-owned properties will be notified of code violations by the Neighborhoods and Housing Services Department, who 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, which is available from the KCMO Neighborhoods and Housing Services Department.

OWNER OCCUPIER PURCHASE:

During the first and third phases of the Action Plan a total of 18 homes will be renovated or built new on vacant lots. Kansas City will offer special financing to these home-buyers. In addition, funds are available through the RAMP or Minor Home Repair programs for even more upgrades to these homes.

RENOVATE THE FORMER J.S. CHICK SCHOOL:

Released from use as a school by the Kansas City School District this building will be renovated into approximately 36 units and will be marketed to seniors.

OTHER IMPROVEMENTS:

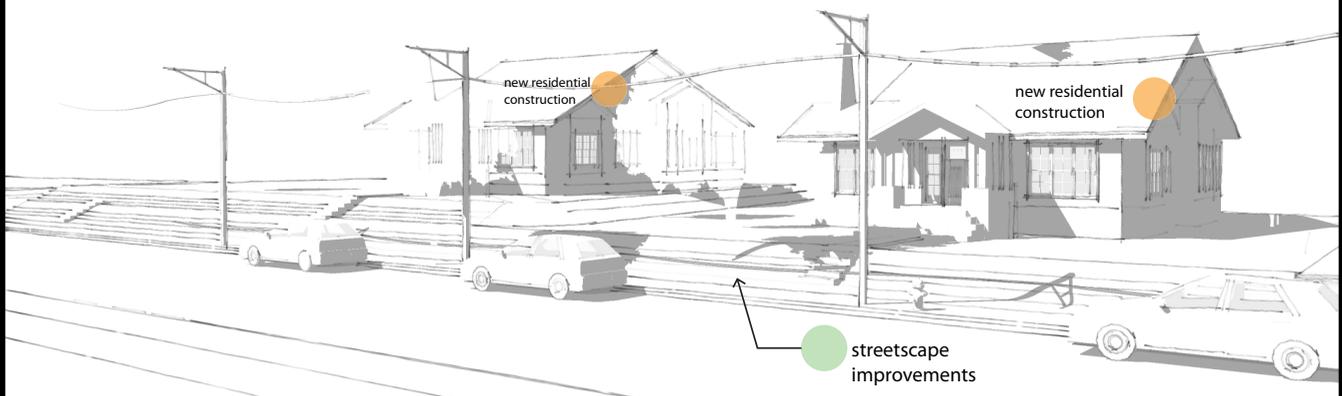
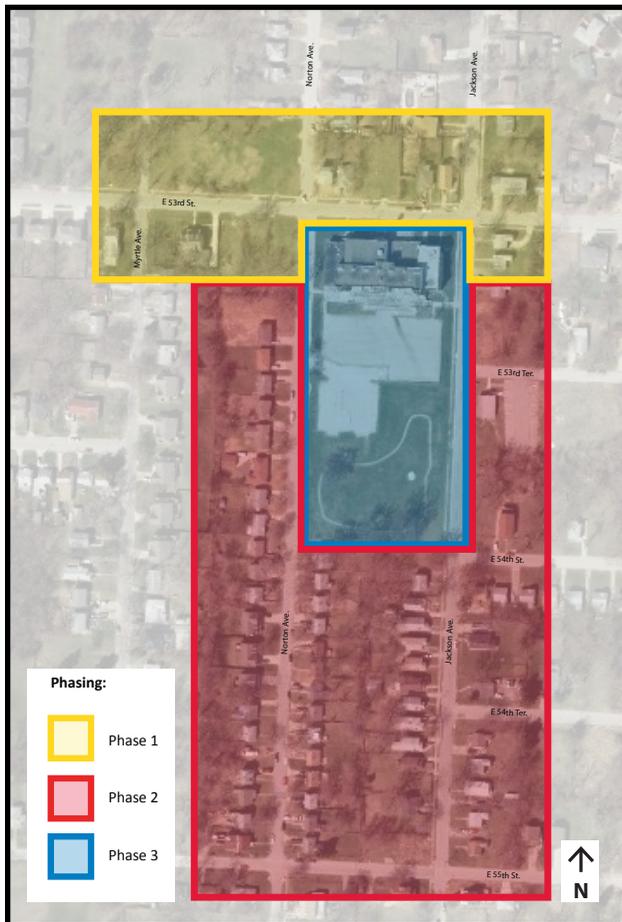
Streetscape Repair, Gateway Markers, and Tree Trimming will greatly enhance the pedestrian experience through the neighborhood and increase property values.

GOOD CONNECTIONS

The 53rd Street Corridor connects three neighborhoods: Mt. Cleveland, the Swope Parkway Elmwood Neighborhood, and Sheraton Estates. Mt. Cleveland is a collection of recently-built duplexes, town homes, and single-family owner-occupied homes along 53rd Street between Cleveland Avenue and Norton Avenue. It is the work of Swope Community

Builders CDC, and is the western anchor asset of this sub-target area. The Sherwood Estates neighborhood is a housing as well as historic asset and is the eastern anchor of this sub-target area. Sherwood Estates was developed as alternative housing to the older homes vacated and made available by white residents moving to Johnson County in the 1960's. These new homes offered to upper middle class African-Americans floor plans and features found in modern homes in the new Johnson County suburbs. Many of Kansas City's leading African American citizens have lived in this neighborhood. The housing stock is solid and the neighborhood is stable. The Swope Parkway Elmwood neighborhood along 53rd Street comprises the body of the sub-target area. The former J.S. Chick School is scheduled for redevelopment in the near future. It will house neighborhood seniors and will be the central anchor asset of the sub-target area.

The Mt. Cleveland/53rd Street Corridor Action Plan fills in the missing teeth along the western end of 53rd Street in phase one, rehabilitates the area adjacent to the Chick School in phase two, and renovates the J.S. Chick School to senior housing in phase three. Gateway markers along 53rd Street are a nod to those seen in the "modern" suburbs in Johnson County as emulated by Sheraton Estates.



SUB-TARGET AREA EXISTING CONDITIONS



MT. CLEVELAND/53RD STREET CORRIDOR ACTION PLAN GOALS:

Based on meetings with Swope Community Builders and the SPENA and Sheraton Estates Neighborhoods the goals of the Action Plan are:

1. Strengthen the neighborhood's identity along 53rd St. in view of future development to the east of Mt. Cleveland
2. Eliminate deferred maintenance
3. Remove dangerous buildings
4. Resolve ownership of abandoned buildings and return them to service
5. Infill vacant lots with new single family homes or temporary infill in view of future development

Sub-Target Area Existing Conditions by Phase							
Phase Area	Homes in Need of Minor Home Repair	Homes in Need of Systematic Code Enforcement	Abandoned Homes/Dangerous Buildings	Vacant Lots	Abandoned School	Single Family -- Owner-Occupier	Single Family -- Rental
Phase 1 2012	0	2	1	9	0	2	3
Phase 2 2013	4	9	8	4	0	23	26
Phase 3 2014	0	0	0	0	1	0	0
TOTAL	4	11	9	13	1	25	29