

Westside Heritage Urban Renewal Plan

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI**

PLAN APPROVALS:

08-04-2023	LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
10-17-2023	CITY PLAN COMMISSION
0-__-2023	NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
0-__-2023	CITY COUNCIL

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

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By Ordinance 16120 of November 21, 1952, the City Council of the City of Kansas City authorized and created the Land Clearance for Redevelopment Authority of Kansas City, Missouri under the Land Clearance for Redevelopment Authority Law, Section 99.300 et. seq. R.S. Mo. Section 99.310 of such Law, the Declaration of Policy, states:

"It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provisions of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operation of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the development, renewal or rehabilitation of such areas and its sale of lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, since the prevailing condition of or decay may make impractical the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible to conservation or rehabilitation in such manner that the conditions and evils herein before enumerated may be eliminated, remedied or prevented, and to the extent feasible, conserved and rehabilitated by the voluntary action and the regulatory process. A municipality, to the greatest extent that it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the redevelopment or rehabilitation or renewal of areas by private enterprise."

WESTSIDE HERITAGE URBAN RENEWAL PLAN OF KANSAS CITY, JACKSON COUNTY, MISSOURI

CONTENTS

Executive Summary

I.	Description of the Project Area	5
II.	Findings	9
III.	Statement of Development Objectives	11
IV.	Land Use Plan	12
	A. Current Land Use Plan	
	B. Proposed Land Use Plan	
	C. Design Objectives and Controls	
	D. Zoning	
V.	Urban Renewal Techniques to be Used to Achieve Plan Objectives	14
VI.	Workable Program	16
VII.	Proposed Financing	17
VIII.	Relocation	17
IX.	Affirmative Action	18
X.	Duration of Controls	18
XI.	Provision for Amending Plan	19

Exhibits:

Exhibit A-1 – "Legal Description"
Exhibit A-2 – "Map of the Plan Area"
Exhibit B - "Current Land Use"
Exhibit C - "Proposed Land Use"
Exhibit D- "Current Zoning"
Exhibit E - "Proposed Zoning"
Exhibit F - "Blight Study"
Exhibit G- "Land Clearance for Redevelopment Authority's Resolution of
Approval for Plan and Blight Study"

Appendices:

Appendix 1 – Standardized Relocation Policy
Appendix 2 – Workable Program
Appendix 3 – Affirmative Action Process

WESTSIDE HERITAGE URBAN RENEWAL PLAN

EXECUTIVE SUMMARY

PROPONENTS	Hispanic Economic Development Corporation
LOCATION	The Plan Area is generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W 31 st Street on the south, and the Stateline/ 25 th St./Kansas City Terminal Railway tracks on the west.
AREA PLAN	Greater Downtown Area Plan
COUNCIL DISTRICT	4 th District–Councilman Eric Bunch. 4 th District–Councilman Crispin Rea
PROJECT	The intent of the Westside Heritage Urban Renewal Plan is to stabilize and maintain the presence of long-term low- and moderate-income homeowners and long-term homeowners.
OBJECTIVES	<p>Adoption of the Westside Heritage Urban Renewal Plan will:</p> <ul style="list-style-type: none">• Correct substandard housing and building conditions,• Support neighborhood revitalization and stabilization without displacement of long term LMI homeowners• Preserve affordable housing owned, leased, and occupied by low/moderate income, long term (10+ years or more) residents• Promote vacant land held by long term homeowners that provide ecological and social value
LCRA ASSISTANCE	<p>Assistance anticipated by the Proponent includes:</p> <ul style="list-style-type: none">• Tax Abatement
BLIGHT STUDY	On behalf of the Proponents, an inter-disciplinary team from UMKC documented physical conditions in the Plan Area that constituted blighted or insanitary conditions.

I. DESCRIPTION OF THE PROJECT

This Plan Summary, Authority Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the Westside Heritage Urban Renewal Plan (the “Plan”) for the Westside Heritage Urban Renewal Area (the “Plan Area”).

The Plan is located within the Greater Downtown Area Plan prepared by the Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Greater Downtown Area Development Plan (adopted March 11, 2010 by Resolution No. 121046) recommends retain and promote safe, authentic neighborhoods by ensuring new development is designed to fit, provide affordable housing, prevent displacement and ensuring changes in the urban fabric reflect the strength of the existing cultural characteristics of the neighborhood, mixed-use community, parks, and institutional uses for the area within the Westside neighborhood.

The Westside neighborhood is part of Kansas City’s west quadrant, lying approximately 1 mile southwest of the Central Business District. The Hispanic Economic Development Corporation is a Missouri non-profit corporation consisting of residents, businesses and partners working to ensure the diverse and historic Westside neighborhoods are vibrant, healthy, and sustainable. The Westside Neighborhood Association is an umbrella organization comprised of four separate neighborhoods (The Hill, North End, Central and Sacred Heart). A depiction of the Westside neighborhood area is attached hereto as Exhibit A-3.

The Westside Neighborhood is one of the oldest neighborhoods in Kansas City, Missouri. The history of the area dates back to long before KC was even a city in 1850. The Westside Neighborhood thrived for many years, due in large part to the proximity to West Bottom industrial districts that included the meat packing houses and railroads that offered good-paying jobs. The Westside Neighborhood was densely populated and vibrant, but started to decline after the 1950 flood as manufacturers and distributors began relocating to more modern suburban industrial and business parks. The associated jobs also left the area, dramatically weakening the economic base of the neighborhood.

The Westside neighborhood was also affected by major public infrastructure projects throughout the 1950s to the 1970s. Many long-term residents were forced from their homes when Interstate 35 was built, cutting off the eastern and southern portions from direct contact with the rest of the neighborhood. Interstate 670 destroyed part of the northern portion of the neighborhood and cutoff the neighborhood from the Downtown business district. Southwest Trafficway cut off access to Penn Valley Park and the Midtown neighborhoods. These changes forced longtime residents that could move to leave for more suburban areas, following jobs and better schools. This out-migration of working-class and middle-income families depressed property values, which made the Westside Neighborhood more affordable to Latino's and lower-income families.

Today, the Westside Neighborhood is among the challenged neighborhoods in the metropolitan area. With an aging population, it is also impacted by gentrification, nuisance properties, and boarded-up houses. There has been an influx of new higher-income residents, many of whom have built large contemporary homes that contrast starkly with the modest older homes owned by their long-term, low- and moderate-income neighbors. Many of the Hispanic neighborhood-oriented businesses, clustered along Southwest Boulevard, seem marginal and unkempt to commuters and non-residents.

In order to prevent widespread gentrification and the displacement of long-term neighborhood residents, the Hispanic Economic Development Corporation, residents, and other community organizations are working to create a Community Land Trust for the purpose of ensuring long-term affordability of housing throughout the neighborhood.

To revitalize and stabilize the Westside Neighborhood, the Plan's proponents believe that assistance from the Land Clearance for Redevelopment Authority (the "Authority"), consisting of real property tax abatement, will present opportunities to stabilize the Westside neighborhood by stimulating and facilitating private investment in both commercial and residential uses and building upon the architectural appeal, property values and ethnic diversity of the neighborhood.

In order to stabilize and maintain the presence of long-term, low- and moderate-income homeowners within the Plan Area, the Authority, in consultation with the Plan's

proponents, sets forth the following eligibility and minimum investment criteria for the implementation of the Plan by eligible applicants:

1. Homeowners must demonstrate that they have owned and resided in the property for at least ten (10) consecutive years prior to the date of application for tax abatement;
2. Eligible homeowners must document that they meet the criteria as a low- (50% or less of Area Median Family Income) or moderate-income person (80% or less of Area Median Family Income), as determined annually by the U.S. Dept. of Housing & Urban Development, at the time of application for tax abatement;
3. Eligible homeowners must document that at least \$3,500.00 of physical improvements (notwithstanding the requirements of the Authority's Workable Program) have been or is the process of being completed at the time of application for tax abatement; and, further,
4. That at least 25% of funds spent are for improvements made or being made for exterior physical improvements.

These criteria are intended to reduce or eliminate the economic pressure of the ongoing gentrification of the Westside on the existing long-term, low- or moderate-income homeowners in the Plan Area.

The following types of entities shall also be eligible for tax abatement under the specified conditions:

1. Mixed-use properties with two (2) or more apartments and multifamily properties shall be eligible for property tax abatement if 50% or more of the apartments are leased to low- (50% or less of Area Median Family Income) or moderate-income (80% or less of Area Median Family Income) residents, as determined annually by the U.S. Dept. of Housing & Urban Development, at rents deemed affordable to low- and moderate-incomes households of varying sizes as determined annually by the U.S. Dept. of Housing & Urban Development at the time of application and throughout the term of the tax abatement;

2. Rental single-family homes owned by long-term residents and occupied by low- or moderate-income residents or a family member (father, mother, brother, sister, son, daughter, grandparent, uncle, aunt, nephew or niece);
3. Commercial properties owned by long-term (10 or more years) residents of the Westside neighborhood;
4. Vacant land (parcels without a primary residential or commercial structure) owned by long-term, low- or moderate-income residents, as defined above, and located directly adjacent to the eligible homeowner's residence, provided, however, said vacant land must remain vacant throughout the term of the tax abatement except for the property owners use for private agricultural or recreational uses; and
5. Any property placed into a community land trust [CLT], which is a private, nonprofit organization that owns land on behalf of a community, promoting housing affordability and mitigating historical inequities in homeownership and wealth building) intended for the creation or preservation of affordable housing.

The additional eligible property owners are intended to stabilize and maintain existing affordable rental housing, protect commercial properties owned by long-term neighborhood residents, reduce economic pressures on long-term, low- or moderate-income residents that own vacant land, and to encourage the maintenance and expansion of the number of affordable housing units within the Plan Area.

Property owners that do not meet these criteria shall not be eligible for tax abatement under the provisions of this Plan. Any tax abatement awarded shall terminate upon the sale, transfer, or lease to non-family persons or entities or if the dwelling or commercial building is demolished. Projects seeking tax abatement under the provisions of this Plan must be approved within five years of the date of this Plan's approval by City Council.

The Authority has considered and determined that the development, land use, and building requirements proposed by the Plan for the Westside Heritage Urban Renewal Area is designed with the general public purpose to accomplish, in harmony or conformance with the Greater Downtown Area Plan and the Kansas City Spirit

Playbook, the City's adopted comprehensive master plan, a coordinated, adjusted and harmonious development of the community and of its environs. The Authority has further considered and determined that such development will promote the health, safety, morals, order, convenience, prosperity and the general welfare of the community, in addition to efficiency and economy in the development process. The Authority has further considered and determined that the proposed redevelopment and revitalization activities, which will be in conformance with all existing zoning and building codes, will make adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of healthful and convenient population distribution, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary and unsafe dwelling accommodations or insanitary areas or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.

Location

The Plan is located within the 4th Council District of the City of Kansas City, Missouri. Refer to Exhibit A-1 for a map of the Plan Area, Exhibit A-2 for the legal description of the Plan Area.

Conformance to the Comprehensive Plan

The Plan is located within Greater Downtown Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the "City"). The Greater Downtown Area Plan covers all parcels associated with the Westside Heritage Urban Redevelopment Plan. The Greater Downtown Area Plan recommends a mixture of low-, medium-, and medium-high density residential, institutional, parks, and mixed-use community uses within the Westside Neighborhood. It will not be necessary to modify the land uses cited in the Greater Downtown Area Plan for this Urban Redevelopment Plan to be in conformance with the recommended land use cited in the Greater Downtown Area Plan. Refer to Exhibit B for a map of the current land

uses. Refer to Exhibit C for a map of the proposed land uses for the Westside Heritage Urban Redevelopment Plan, which matches Exhibit B.

The Plan conforms to the KC Spirit Playbook; the City's adopted comprehensive master plan, as it will specifically promote the following objectives:

- *Displacement Mitigation*
 - *DM-2 Assist with the formation of community coalitions in neighborhoods being impacted...by displacement due to gentrification...*
 - *DM-3 Employ measures to help minimize and prevent displacement...*
- *Housing Affordability and Diversity*
 - *HA-3 Preserve existing affordable housing*
 - *HA-8 Coordinate and layer tax incentives with other resources...to collectively support the improvement of housing stock in targeted areas*

II. FINDINGS

According to section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute, a "blighted area" and "insanitary area" are defined as follows:

Blighted Area: *An area which by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and,*

Insanitary: *An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.*

Many, if not all, of the "blight" and "insanitary" conditions under Chapter 99 present in the proposed Westside Heritage Coalition Urban Renewal Area as a whole, which will most likely lead the legislative body to a finding that the proposed Plan Area is blighted.

A brief summary of the blight study findings found in Exhibit F reveals that all of the components of the Chapter 99 definitions were present. The following excerpt is from the blight study:

The Study Area suffers from numerous conditions that contribute to the existence of blight in the Westside Neighborhood. The presence of the various blighting conditions is summarized in the following paragraphs.

Deterioration of site improvements is apparent throughout the Study Area. Deterioration and aging are present in many primary structures, as well as in a number of outbuildings in the area. Site improvements in the Study Area often demonstrate roof and wall deterioration, poorly maintained exterior finishes, fascia deterioration, and deterioration of fences, walls, gutters, and stairways/steps. The presence of deterioration is a frequent occurrence, particularly among vacant parcels. There is a high rate of vacancy among parcels, with vacant parcels comprising 35% of the total parcels in the Study Area.

The presence of insanitary or unsafe conditions is the most prevalent blighting factor in the Study Area. Over 50% of the parcels surveyed in the Study Area exhibited conditions considered unsafe or insanitary, including the existence of trash/debris, weeds, cracked or uneven sidewalks, and graffiti. Additionally, at the time of the study there were 478 open 311 cases against parcels in the Study Area for property violations or other service requests made to the City. The presence of billboards also adds to the overall insanitary condition of the area as there are seven billboards with visible deterioration present in the Study Area.

The Kansas City Health Department notes that blighted areas lead to an increase in crime and likelihood of encountering environmental hazards. Addressing blight is a fundamental first step in tackling the overall community health concerns the Study Area is facing.

Crime data indicates that high crime rates are present within the Study Area and pose a danger to both life and property. Incidents of violent crime in the Study Area are 2.79 times more prevalent than in the City as a whole, and 9.07 times more prevalent than the State of Missouri. Incidents of property crime are 1.61 times higher in the Study Area than the City, and 2.58 times higher than the rate for the State of Missouri. Further, violent crime rates in the Study Area are 12.52 times higher than the national rate and property crime rates are 3.01 times higher than the national rate.

The inter-disciplinary team from the University of Missouri – Kansas City determined that, as of August 27, 2021, the proposed Westside Heritage Urban Redevelopment Area of Kansas City, Missouri, is a “blighted area” according to the definition provided in Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes Chapter (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city. The Authority finds the Plan Area to be blighted in accordance with the section 99.320(3) R.S.Mo of Missouri’s Land Clearance for Redevelopment Statute. See Exhibit G for the Authority’s Finding of Blight.

See Exhibit G for the Authority’s Finding of Blight.

III. STATEMENT OF DEVELOPMENT OBJECTIVES

Local objectives to be achieved through the implementation of this Urban Renewal include the tax relief for current and long term residents who are providing affordable rentals, leases to low-moderate residents, long-term residents, and commercial/retail space for small business, the creation of a physical character and environment meeting desirable planning standards and the provision of controlled and orderly development in conformance with the recommended land use map and building and zoning codes of Kansas City, Missouri.

Development objectives to be met through the adoption of this Urban Renewal Plan include the following items:

- The program is intended to preserve and enhance the homes within the neighborhoods included in the Plan Area and thereby enhance the neighborhoods they’re included in.
- To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair the tax base and general welfare of the community.
- To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs.

- To promote the health, safety, order, convenience, prosperity and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area.

The specific development objectives to be achieved through the implementation of this Urban Renewal Plan include the following major items:

- Stimulate and facilitate the preservation and creation of affordable housing options in cooperation with a community land trust.
- Stimulate and facilitate private investment by homeowners, nonprofit organizations and long-term neighborhood resident developers in new single-family housing on vacant residential lots within appropriately zoned areas.
- Stimulate and facilitate private investment by property owners, organizations in the preservation of existing single-family and multi-family housing that meet the needs of - and appeal to - both current neighborhood residents.
- Stimulate and facilitate private investment by existing and long-term (10+) retail businesses district on Southwest Boulevard, as well as the retention and sustainability of appropriately sized businesses, in existing commercial areas along both Southwest Boulevard that meet the shopping, dining, entertainment, and employment needs of neighborhood residents, commuters and other interested consumers.
- Preservation of land for environment and residential health of the community

IV. LAND USE PLAN

A. Current Land Use Plan

The Plan Area lies within the Greater Downtown Area Plan. The current land use for the Westside Neighborhood is a mixture of uses, which include parks, low, density residential, industrial mixed-use community, and institutional uses. For a depiction of these current land uses, see Exhibit B – Current Land Use.

B. Proposed Land Use Plan

The Greater Downtown Area Plan recommends the land uses to be a mixture of parks, low, medium, and density residential, mixed-use community, and institutional uses. For a depiction of the Greater Downtown Area Plan land use recommendations, see Exhibit C – Proposed Land Use.

It will not be necessary to modify the land uses proposed in the Greater Downtown Area Plan at this time. Individual projects may be required to amend the land use recommendations as they are brought forward for consideration.

C. Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the Plan Area. All sites and building designs for redevelopment parcels to be assisted by the Authority will be subject to the Authority's "Design Review Process", described in Appendix 1.

1. Building Design Objectives

Building materials and color schemes shall be complementary to (as much as possible) those used on adjacent buildings within adjacent block(s). Buildings shall be designed to avoid creation of unarticulated, blank facades and to create architectural style and proportion sympathetic or complementary to existing structures so that new construction is an integral element of overall site design. While major changes in building scale shall be avoided whenever possible, some diversity of building scales should also be encouraged.

2. Parking Design Objectives

All off-street parking areas for commercial uses to be improved as part of a redevelopment project assisted by the Authority shall conform to the screening requirements of Chapter 88, Article IV of the City of Kansas City's Code of Ordinances. Redevelopers shall maintain parking facilities in an acceptable manner (weed and litter-free, plantings trimmed and maintained, all required lighting is operable, pavement cracks and defects are sealed or corrected, etc.) in conformance with the Plan.

3. Signage

Within the Plan Area, in exchange for tax abatement on any tracts owned by the owner or leaseholder of a freestanding outdoor advertising sign, the developer agrees to remove freestanding outdoor advertising signs prior to the approval of any property tax abatement by the Authority.

4. Street, pedestrian walkways and open space objectives

Each redevelopment proposal will, if required by the Development Services or the Department of Parks and Recreation, include provision of approved streetscape improvements. Such improvements may include sidewalks, street trees (or other approved plantings) with adequate drainage and grates, and well-maintained curbs.

5. General maintenance:

General maintenance shall be required of all redevelopment parcels assisted by the Authority and shall include consistent upkeep and repair, removal of debris and litter, trimming of landscape materials, and weed removal. Structures damaged by fire must be repaired, or if repair is deemed infeasible, such structure shall be removed within 60 days of such calamity.

6. Zoning

The Plan Area is currently zoned a mixture of B1-1, B3-2, R-0.5, R-1.5, R-2.5, R-6, M 1-5, and UR. See Exhibit D- “Current Zoning” for details. See Exhibit E – “Proposed Zoning, which is identical to Exhibit D as no immediate changes are proposed.

While adoption of this Plan will require no other immediate changes in the zoning of the Plan Area, for purposes of implementation and in order to reinforce its objectives, developers will have to apply to the City for and obtain a UR zoning designation, when a project has 50 or more units or 40,000 sf or more in floor area.

7. Additional Public Facilities or Utilities.

Due to the neighborhood stabilization intent of the Plan, implementation of this Plan is not anticipated to require the construction of any additional public facilities or utilities.

8. Scheduling of Development Activities.

Due to the existing economic pressures at the time of approval of this Plan, all development activities to be undertaken as part of the Plan must be initiated within five years of its date of approval.

V. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

With respect to implementation of the Westside Urban Renewal Plan, the following urban renewal techniques will be used to ensure positive economic and community development:

A. Tax Abatement

The Authority may provide tax abatement, or other forms of development assistance, to projects proposed by residents, organizations or business entities and which are in conformance with this Plan. No property will receive abatement or other incentives unless the applicant(s) demonstrates that: 1) all property taxes have been paid for all of the properties owned by or under the control of the applicant(s) and 2) that there are no unresolved code violations on any property located within the City of Kansas City, Missouri that is owned or controlled by the applicant, unless, however, the applicant’s proposed project within the Plan Area

shall correct or remediate any code violation at the property within the Plan Area for which the applicant has been cited within the ninety (90) days prior to the submittal date of a Redevelopment Project Application. All commercial, retail, mixed-use, single-family and multi-family redevelopment projects seeking assistance from the Authority will follow the Authority's Workable Program. The projects will be evaluated to determine if public assistance is necessary to fulfill the objectives of the Plan. Any property being considered for a subsequent tax abatement must exhibit significant blight at the time of the second application and that at least five years shall have elapsed since the end of the previous tax abatement, provided, however, that said requirement that at least five years shall have elapsed may be waived or reduced by the Authority in the event of hardship circumstances.

A request for development assistance that exceeds standard Chapter 99 tax abatement (assessed valuation of property "frozen" for 10 years of abatement on the increased valuation of the property) shall be considered as a request for a minor modification of this Plan.

- (2) A Tax Cap, Not Reduction -Exception. Only future property tax increases can be restrained, current property taxes cannot be reduced.
- (3) Home Improvement. To qualify, exterior improvement are priority, but due the age of the homes in this area, interior improvements will be included, an owner must first show evidence exterior and interior improvements with in the past two years or currently underway with a value of \$3,500 or more.
- (4) Administering Agency. The Land Clearance for Redevelopment Authority of Kansas City, Missouri shall, with the assistance of the Economic Development Corporation of Kansas City, Missouri, Inc., implement and administer this Plan.

Eminent Domain

Under the provisions of Section 99.420(4) R.S.Mo., the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of

approved redevelopment projects and/or the eradication of blight or insanitary conditions. The Authority shall not exercise its power of eminent domain within the Plan Area.

VI. Workable Program

A. Workable Program and Rules for Implementation (Background).

1. On October 4, 2000, pursuant to Section 99.420(5) of the LCRA Law, the Authority adopted, as amended from time to time, The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri ("Workable Program"), and the Rules for the Implementation of The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri ("Rules for Implementation"), as a basis upon which to judge future Urban Renewal Plans and any proposed amendments to existing Urban Renewal Plans.
2. Sections 99.320(20) and (21) of the LCRA Law requires that Urban Renewal Plans adopted by the Authority and the City Council comply with the Workable Program.

B. Impact of the Workable Program on Applications for Benefits under this Urban Renewal Plan.

1. The Authority shall not grant to any person ("Applicant") any of the benefits ("LCRA Benefits") the Authority has the power to grant under the LCRA Law unless the Authority shall have first determined whether the project proposed by the Applicant ("Project"), for which the Applicant has applied to the Authority for LCRA Benefits, would not be economically viable without the granting of the LCRA Benefits sought by the Applicant.

C. Each multifamily and commercial Applicant shall submit an application ("Application") that shall include a Project budget and sufficient financial information to enable the Authority to determine whether the Project would not be economically viable without the granting of the LCRA Benefits sought by the Applicant. Each multifamily and commercial Application shall include such other information as required by the Workable Program and the Rules for Implementation. The Applicant will comply, and will cause its contractors to comply, with all City Code requirements, including, but not limited to, the Affirmative Action, MBE/WBE and Construction Workforce requirements

outlined in Code Chapter 3, Art. IV, as well as the non-discrimination requirements in Code Chapter 38, Art. III for the Project.

D. Monitoring Urban Renewal Projects under this Urban Renewal Plan.

1. During the life of any LCRA benefits granted by the Authority to an Applicant, the Authority shall monitor the Project to assure that the City realizes the benefits to its tax and employment bases and physical improvements ("Public Benefits") of the Project promised by the Applicant when the LCRA Benefits were granted.
2. In the event the City does not, in the opinion of the Authority, realize the Public Benefits, then the Applicant shall be obligated to pay to the Authority a sum ("Liquidated Public Benefit") equal to the value of the LCRA Benefits, which were realized by the recipient of those benefits.
3. If the Applicant shall demonstrate to the satisfaction of the Authority that the Public Benefits have not been realized due to unforeseen economic events, then the Authority may waive repayment of the Liquidated Public Benefit.

VII. PROPOSED FINANCING

The proponents and advocates of this Plan do not have any specific restoration, rehabilitation, or redevelopment projects under consideration at this time. It is not currently possible to estimate the number of residential properties, or their square footage, that may seek the Authority's assistance for rehabilitation or new construction projects at this time. Although commercial properties represent a small portion of the Plan Area, it is not possible to estimate the number of properties, or their square footage, that may seek the Authority's assistance for rehabilitation or new construction projects at this time. The nature, extent or cost of any potential public improvements or projects within the Plan Area has not been identified at this time. Construction plans and detailed cost estimates will be prepared as part of all Redevelopment Project Applications submitted for consideration by the Authority.

In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that private funding sources, including traditional debt financing and cash equity, will be used to help finance restoration, rehabilitation, and redevelopment projects within the Plan Area. It is possible that public financing sources, such as the U.S. Small Business

Administration and/or the EDC Loan Corporation, may be utilized to partially finance individual commercial projects within the Plan Area. Federal and State historic tax credits, Federal and State low-income housing tax credits, among other similar programs, may also be used to generate equity for some or all of the projects to be undertaken within the Plan Area.

VIII. RELOCATION

The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2) to be adhered to should relocation be necessary.

IX. AFFIRMATIVE ACTION PLAN

The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 3) which requires that developers and project contractors submit individual affirmative action plans. All projects approved by the Authority are subject to applicable federal, state and/or City affirmative action regulations, requirements, guidelines and procedures.

X. DURATION OF CONTROLS

The Westside Heritage Urban Renewal Plan shall be effective for a period of 15 years from the date of passage of the approving ordinance.

XI. PROVISION FOR AMENDING PLAN

This Plan may be modified by the Authority, provided that when the proposed modification will substantially change the development of the urban renewal plan as previously approved by the City of Kansas City, Missouri, it must similarly be approved by the City Council.

Exhibit A – 1
Legal Description

The Plan Area is generally bounded by W. 14th Street on the North, Broadway Boulevard/Southwest Boulevard/Summit Street/Southwest Trafficway on the East, W.31st Street on the south, and the Kansas Stateline, W. 25th Street, and the Kansas City Terminal Railway to the West.

Exhibit A – 2
Map

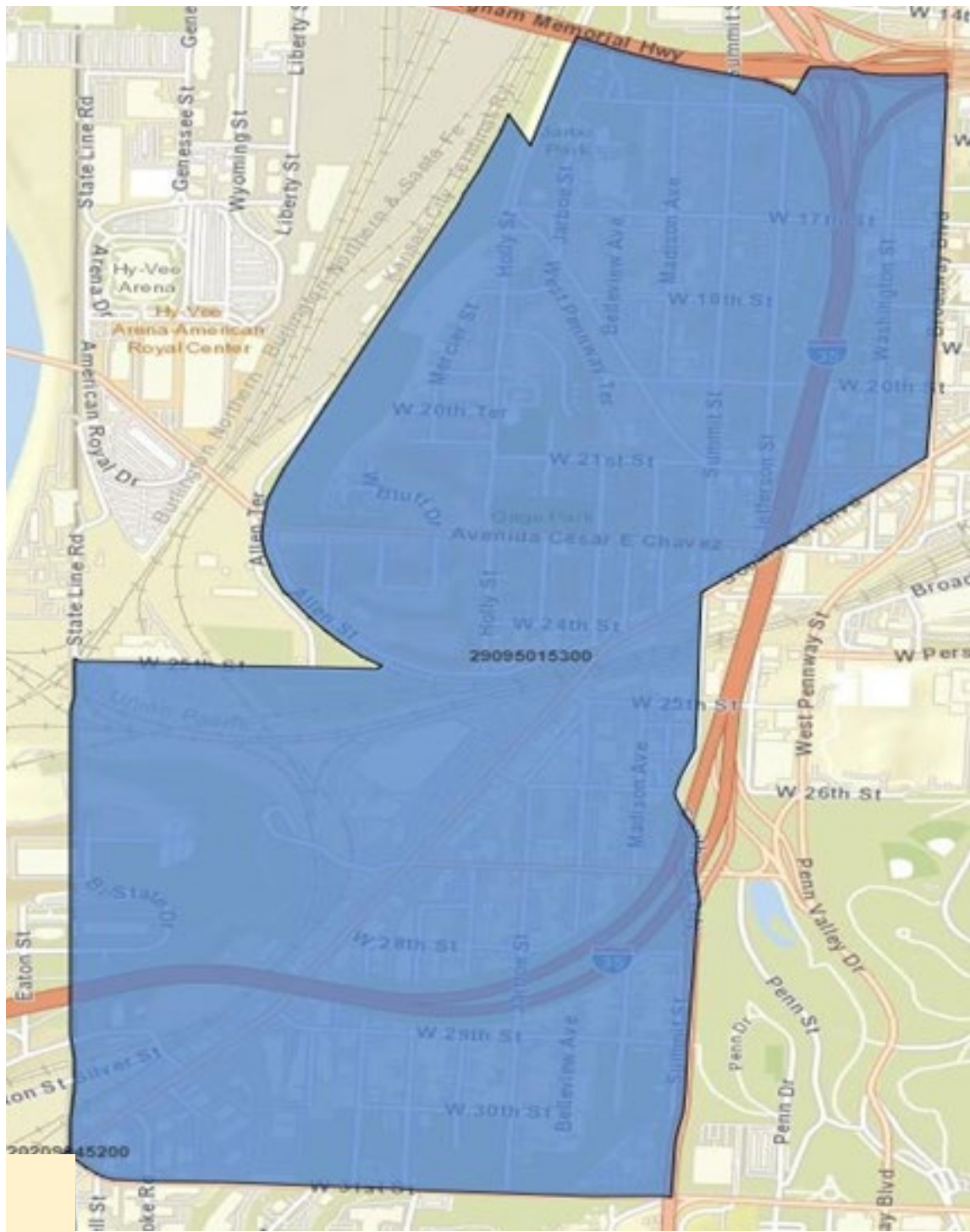


Exhibit B

Current Land Use

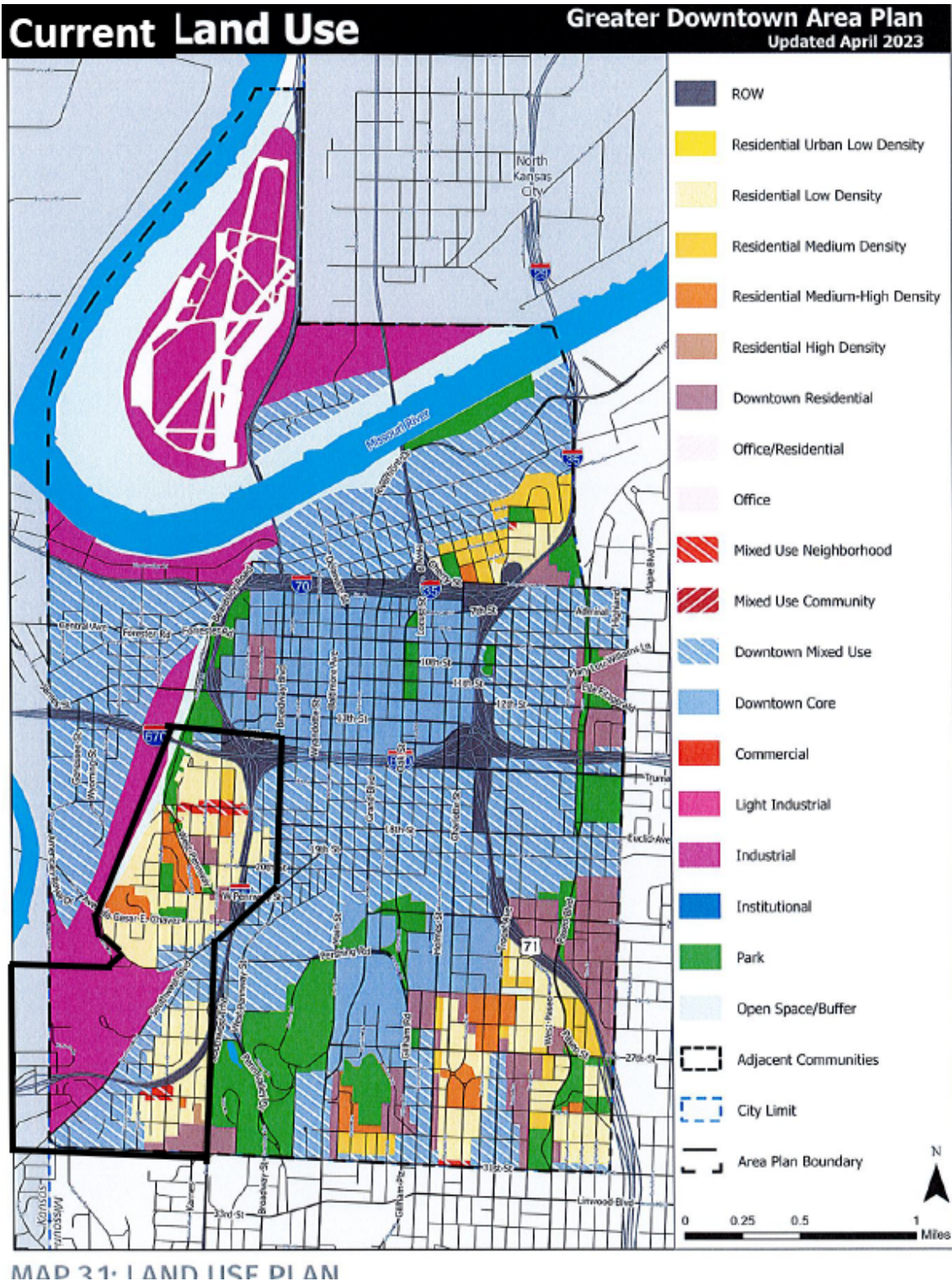


Exhibit C

Proposed Land Use

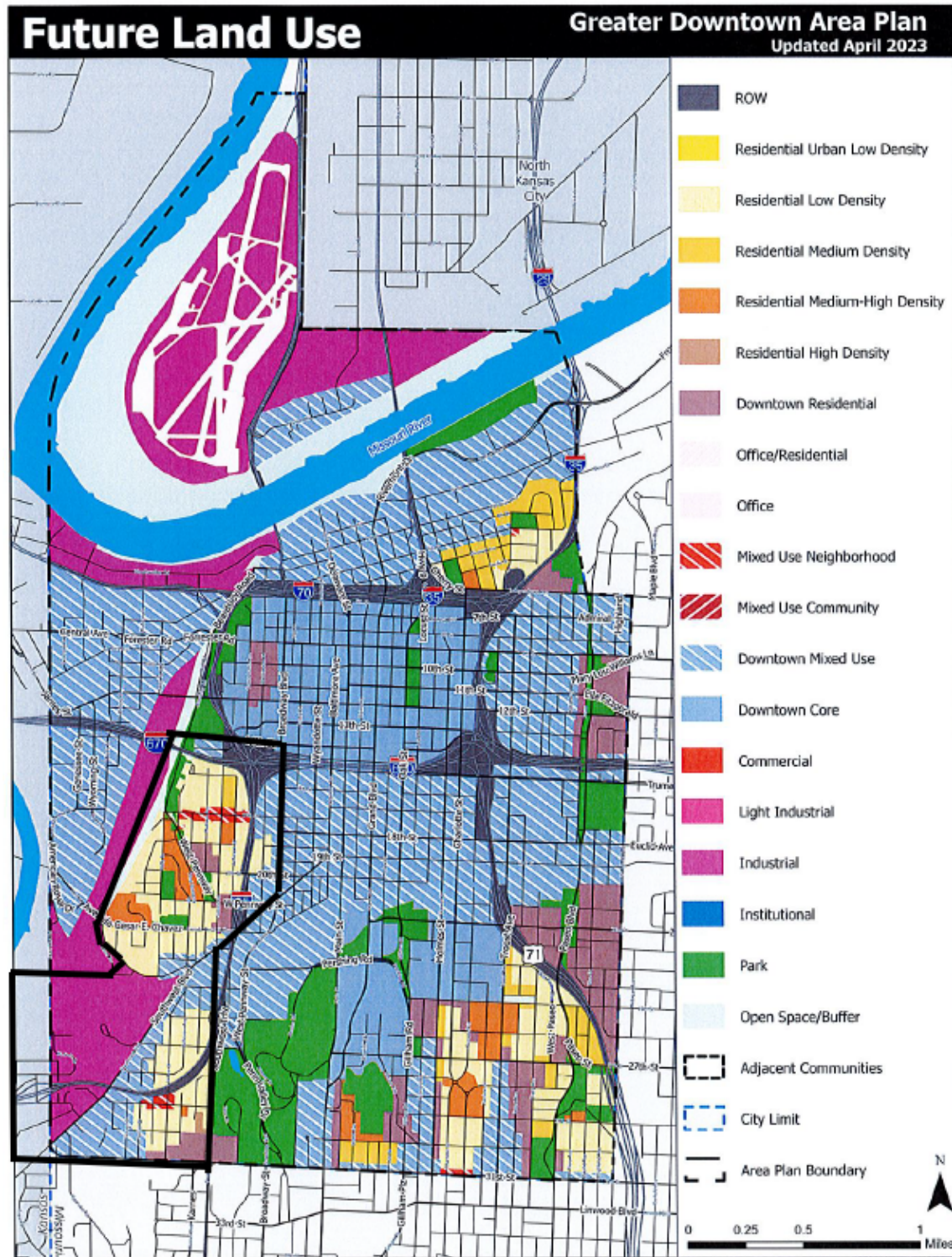
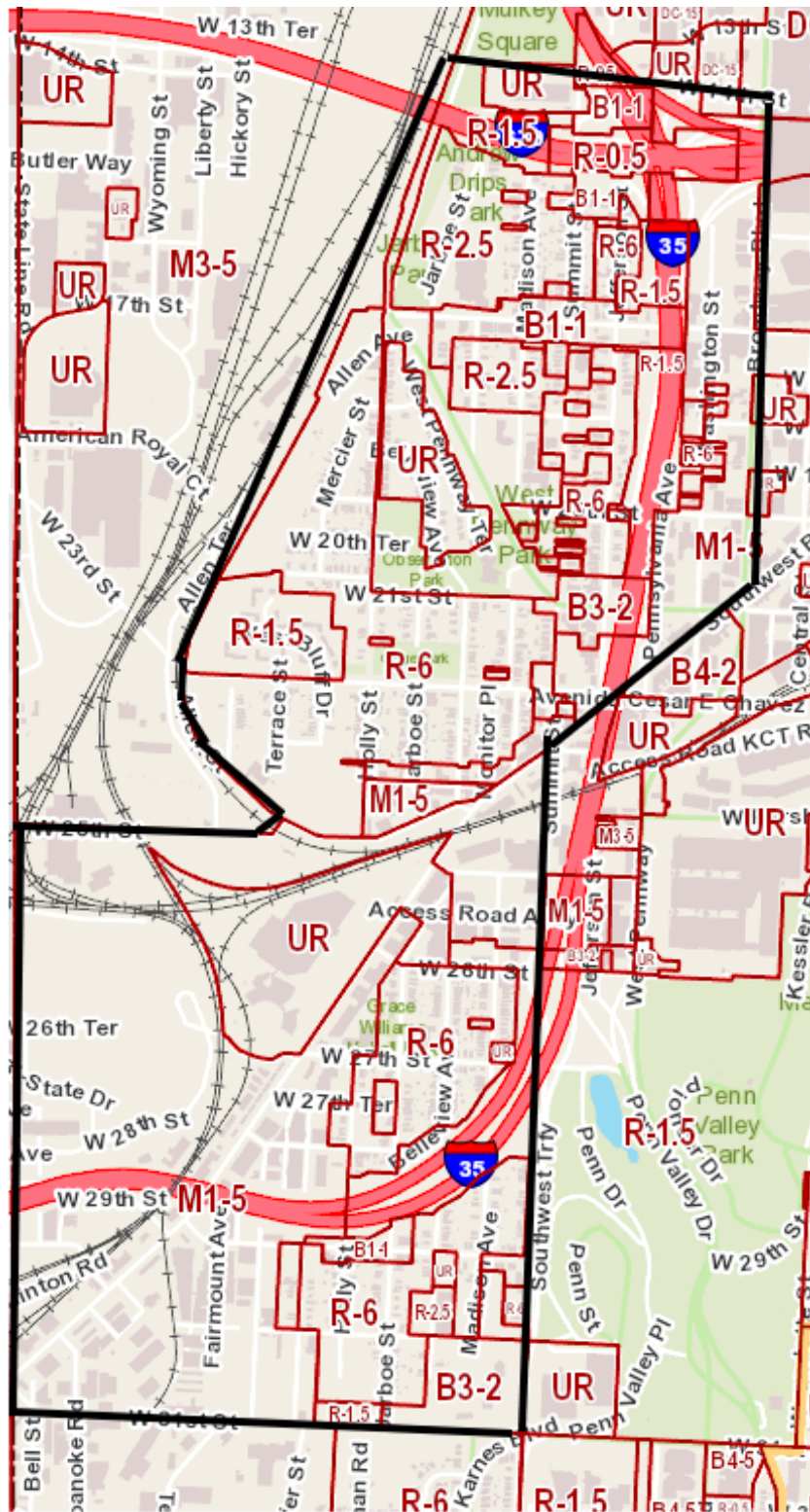


Exhibit D

Current Zoning



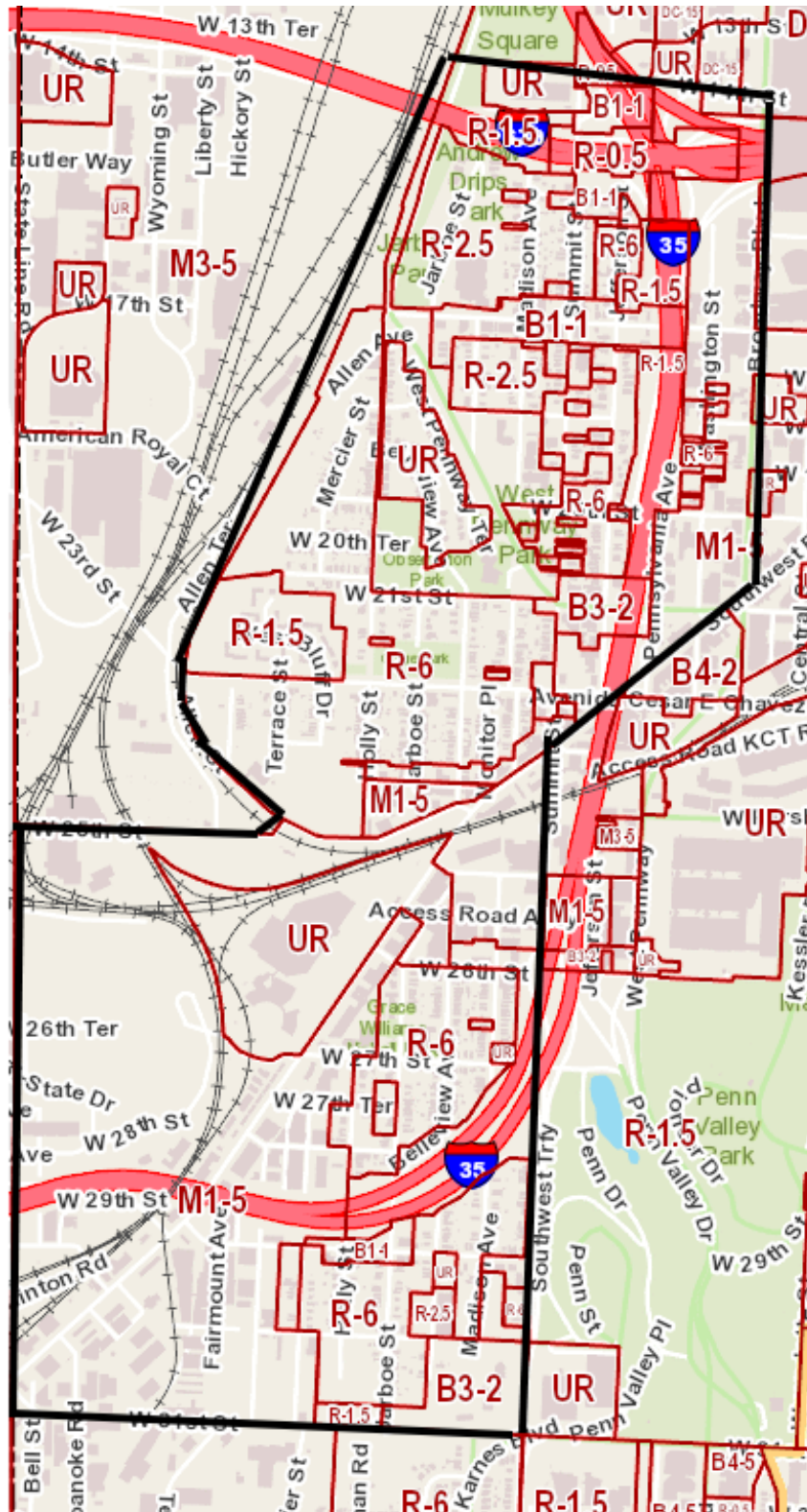


Exhibit F

Blight Study

Exhibit G
LCRA Resolution

Appendices

