



Unified Government of Wyandotte County and Kansas City, Kansas

FY 2017

**Neighborhood Revitalization Strategy Area (NRSA) Plan for the Park Drive
Neighborhood**

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TABLE OF CONTENTS	PAGE
Executive Summary.....	3
I. Introduction.....	5
II. Neighborhood Revitalization Strategy.....	5
A. Boundaries.....	5
B. Demographic Criteria.....	8
C. Consultation.....	12
D. Assessment.....	13
1. Park Drive Neighborhood Description.....	13
2. Park Drive Neighborhood Compared to Wyandotte County.....	18
3. Recent Revitalization and Investment.....	19
4. Employment Challenges.....	20
5. Housing Challenges.....	23
III. Housing Opportunities.....	27
IV. Economic Opportunities.....	29
V. Performance Measurements.....	32
VI. Leverage.....	34
Appendix A: Maps.....	36
Appendix B: Additional Documents.....	38
Appendix C: Public Engagement Process.....	52

EXECUTIVE SUMMARY

The Unified Government's 2017-2021 Consolidated Plan for use of federal housing funds includes strategies to create a Neighborhood Revitalization Strategy Area (NRSA). The proposed NRSA is an area expanded from Census Tract 422, north of Interstate 70 between downtown and Interstate 635. It contains Prescott Plaza, Central Avenue, Mission Adelante, Alcott Arts Center, City Park, Clifton Park, and more. The reason the Unified Government (U.G.) selected the NRSA approach is for its "aggregation of housing units" incentive. The U.G. will utilize this incentive by leveraging LISC funds, predevelopment funds, low-income housing tax credits, new market tax credits, CDBG funds, and CDBG Section 108 funds to develop mixed-income multifamily housing in the area. In addition, the Unified Government values public input and wishes to use strategies similar to the NRSA approach for other projects in the future. On October 26, 2017, the U.G.'s Board of Commissioners approve the Park Drive Neighborhood Plan for submission to HUD.

Maps of the area covered and details of the proposed NRSA program and NRSA demographics are contained in the Plan that follows. Over the five year period of the strategy, the U.G. will work to accomplish, at a minimum, the following benchmarks:

Goal 1: Infrastructure Improvements

1.1 Improve streets, curbs and sidewalks, including ADA if required. The following streets have been identified as areas of need and the U.G. plans to address them as funding and utility coordination becomes available in the next five years – Ridge from 18th to 26th, Homer Ave. South off of Pacific, Ohio from 32nd to 30th, Ford from 32nd to 30th, 31st from Ohio to Ford, and 30th from Ohio to Ford.

- Year 1 – \$381,066 of CDBG dollars

1.2 Improve stormwater management in Park Drive by developing at least two of the green infrastructure projects described in *Appendix B* on page 47.

1.3 Improve parks

- Replace City Park small shelter by December 31, 2018.
 - Year 1 - \$25,000 of U.G. funding
- Rehabilitate large shelter
 - U.G. funding

1.4 Replace or install 35 damaged or missing street signs.

- Year 1 – U.G. funding

Goal 2: Residential Development

- 2.1** Decrease vacant properties, with or without a structure, in the Park Drive Neighborhood by 75%. This would take vacant properties from 14.4% to 3.6% and will be done through tax sales and land aggregation for resale.
- 2.2** Decrease property maintenance code violations in Census Tract 422 by 25%. This will take violations from 150 (in 2016) to 112.5, which is near the lowest number (110 in 2013) that this area has seen in over 20 years. This will be done through education on property maintenance responsibilities.
- 2.3** Decrease the delinquent tax revenue rate from 11.4% to 5% - the amount proposed for Wyandotte County in the 2018 budget. This will be done through tax sales and early reminders in year one of failure to pay in multiple languages.
- 2.4** Increase the frequency of mowing UG-owned property from what could take as long as eight weeks to at least every 16 days.

Goal 3: Economic Development

- 3.1** Develop an area plan for the 18th Street corridor by the end of 2019.
- 3.2** Publicize and utilize Money Smart KC by handing out their information during at least two Central Avenue Betterment Association (CABA) events a year. (Please refer to *Appendix B* on page 46 for flier.)
- 3.3** Continue the approval process of the proposed 18th Street bus route by utilizing federal transit dollars allocated to the community to start this service.
- 3.4** Create a resource with a listing of all programs available through the UG and outside organizations by July 2018.

Goal 4: Education and Public Service

- 4.1** Create a resource with a combined listing of all U.G. programs and resources available to residents, incorporated with 311 (in multiple languages).
 - Year 1 – Livable Neighborhoods and 311

I. INTRODUCTION

The Unified Government (U.G.) of Wyandotte County and Kansas City, Kansas was created in 1997 when voters overwhelmingly chose to consolidate the two jurisdictions. Today, the U.G. houses a population of about 160,000, making it the fourth largest county in Kansas. Wyandotte County prides itself on its diverse population of people from many cultures. It is governed by a Mayor, ten Commissioners, County Administrator, and various other elected officials.

The proposed NRSA is one small piece of Wyandotte County that encompasses the entire Census Tract 422 and includes a buffer area of a few blocks surrounding the tract. The registered neighborhood group encompassing the area is Wyandotte Countians Against Crime, or WCAC. For the purposes of this project, the NRSA team refers to this area as the **Park Drive Neighborhood**.

Park Drive was developed largely as a low to moderate income residential neighborhood for the working class and has consistently maintained the same standing throughout its history. The area's population remained majority white for many years after the Wyandotte tribe began selling parcels of land to settlers. Since then, it has changed dramatically. The white population began moving out of the area between the 1950's and 70's and has been continuing to decline since. The area is now majority Hispanic and can be described as a largely immigrant community.

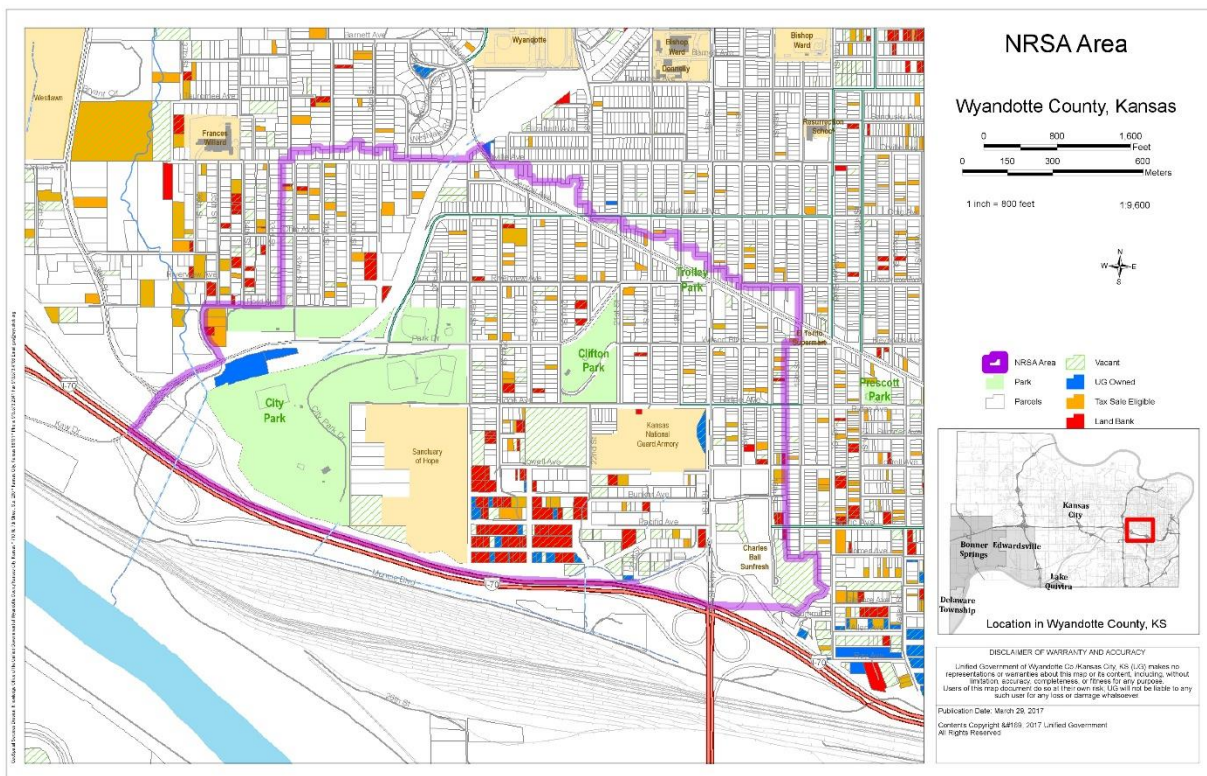
The following describes the NRSA boundaries, demographic criteria, the community consultation process, the housing and economic features of the neighborhoods, the economic empowerment strategy to be pursued in the area, and performance measurement benchmarks for evaluating the success of implemented programs.

II. NEIGHBORHOOD REVITALIZATION STRATEGY

A. Boundaries

The proposed NRSA encompasses the entire Census Tract 422 and includes a buffer area of a few blocks surrounding the tract. For the purposes of this project, the NRSA team chose to refer to this area as the Park Drive Neighborhood, as Park Drive cuts through the western portion. Residents attending the third community meeting on September 13th, 2017, were asked if they felt the need to name the area and how they would want to go about it. Community members decided that there were a few historical areas included in the proposed NRSA (like Alcott) and that any blanket name would be largely unimportant. They seemed to agree that the name "Park Drive" would suffice in order to refer to the NRSA project area.

The Park Drive Neighborhood is bound on the south by Interstate 70 and the midblock of 16th to 15th Street on the east. The northern boundary is generally Central Avenue and part of Orville Avenue on the western portion. The western edge is 32nd Street in the northern half and Park Drive curving around City Park in the southern half. The buffer area radiates a few blocks around the Park Drive Neighborhood. The neighborhood includes two major city parks: Clifton and City Park and includes a National Guard Armory. While the neighborhood is considered urban, there is significant amounts of green space and heavily wooded areas, not including the park spaces. The topography of the area is hilly and many of the homes have terraced front yards. City Park and Clifton Park also have sunken areas and the terrain is uneven. The neighborhood consists of primarily single-family detached houses.



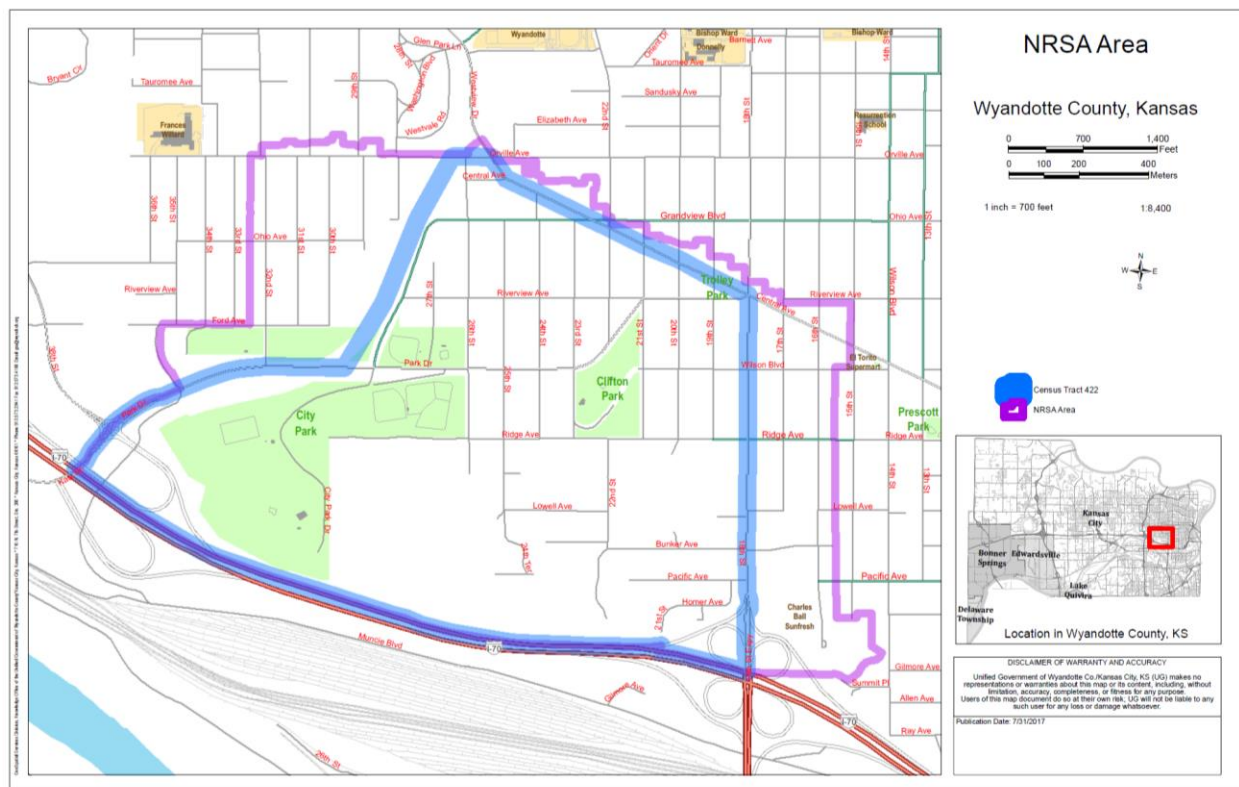
(Please refer to *Appendix A* on page 36 for larger map.)

The Park Drive Neighborhood as outlined in the NRSA is determined by several factors. As noted, it is all of Census Tract 422, which has been determined to be a tipping point¹ neighborhood in Wyandotte County. In looking at this Census Tract, it was determined to be the most vulnerable of the five tipping point neighborhoods identified within the county. (Please refer to *Appendix B* on page 38 for more information.) Through analysis of the neighborhood, it was determined that it was best to extend the boundaries to the east of the tract at 18th Street and east along Central Avenue to midblock of 16th to 15th Street. 18th Street is an aerial roadway

¹ A neighborhood where if invested upon by outside forces can be reenergized and stop increased vacancy as well as declining property values.

through the community that was once U.S. Route 69, prior to the construction of Interstate 635 to the west. Central Avenue used to function as a major commercial corridor where it connected into 18th Street.

There has been a decline in the commercial corridor until recently when new immigrants moved into the area and started to establish businesses. However, due to the nature of these businesses, there has been limited façade investments and vacancy remains an issue. This area appears to have strength to be worked with and therefore was critical to include in the NRSA area. Additionally, in 2007, the U.G. implemented a TIF district where 18th Street meets Interstate 70. This district has not been fully developed, though it has made great strides with a new grocery store, restaurants and small retail stores. It still has significant land available for development east of 18th Street. These two nodes were included and expand the foot print of the NRSA outside of Census Tract 422 to allow for work on job creation and other related economic development opportunities. It should be noted that most of the demographic data provided in this submission refers to Census Tract 422 because that is the most accurate data available for the area. Any information pulled specifically from the NRSA area is labeled as Park Drive Neighborhood.



(Please refer to *Appendix A* on page 37 for larger map.)

B. Demographic Criteria

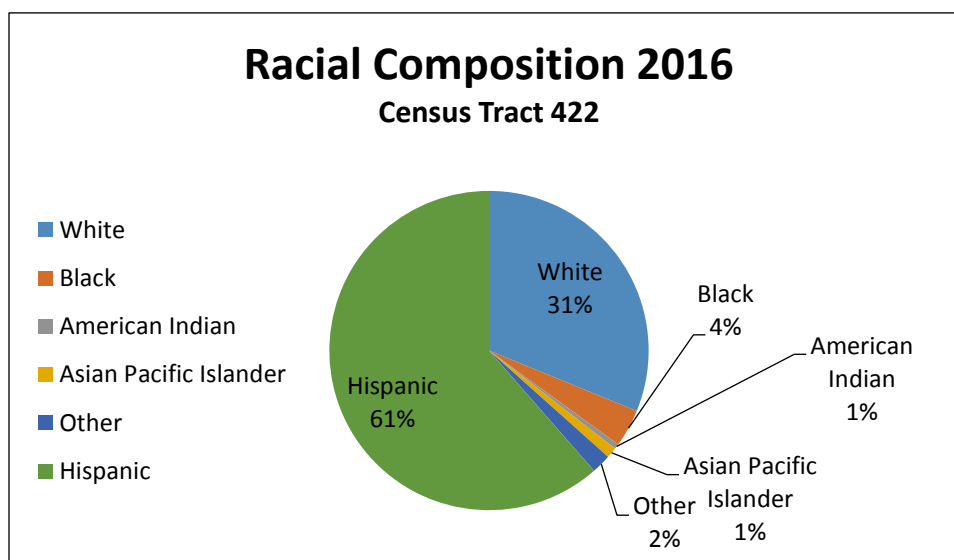
Census Tract 422 is a majority low- and moderate-income residents (61.6%). Wyandotte County has slightly fewer low/mod residents at 59.8%. The 2015 estimated median income for households is \$40,113 in Wyandotte County and \$36,554 for Tract 422, both more than \$10,000 lower than the national median of \$53,889. In Census Tract 422, 25.6% of households earn less than \$24,999 a year. Wyandotte County households earn 31.1%.

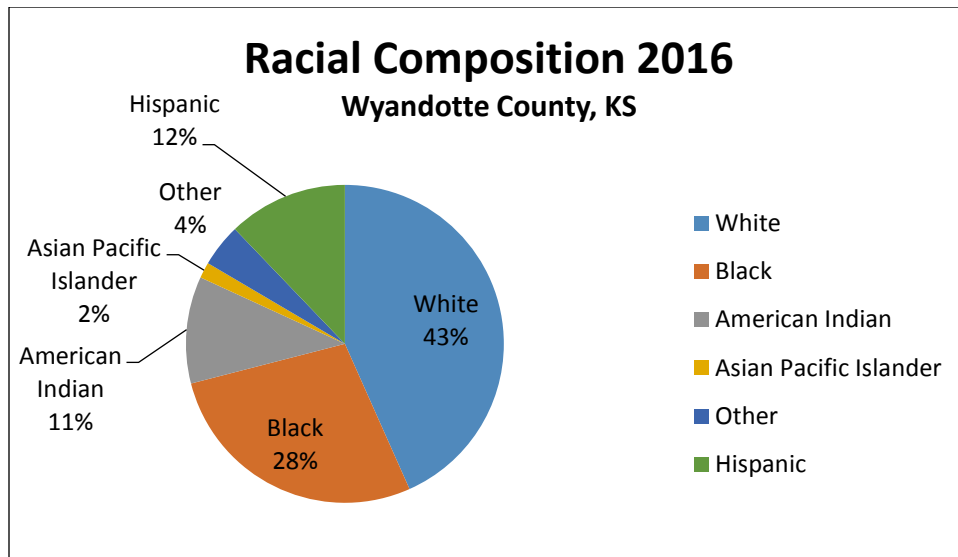
Annual Household Income in 2015				
	Census Tract 422		County of Wyandotte	
	#	%	#	%
Total households computed	536	100.0%	58,870	100.0%
< \$24,999	137	25.6%	18,329	31.1%
\$25,000 -- \$49,999	198	36.9%	17,375	29.5%
\$50,000 -- \$74,999	105	19.6%	10,992	18.7%
\$75,000 -- \$99,999	55	10.3%	6,021	10.2%
\$100,000 -- \$124,999	13	2.4%	3,343	5.7%
\$125,000 -- \$149,999	28	5.2%	1,369	2.3%
\$150,000 or more	0	0.0%	1,441	2.4%
Data source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates				

Census Tract 422 houses a majority of Hispanic or Latino residents at 72.8%. Ironically, this is the same percentage of people who identify as non-Hispanic or Latino in the County as a whole.

Race/Ethnicity in 2015				
	Census Tract 422		County of Wyandotte	
	#	%	#	%
Total Population	1,921	100.0%	160,806	100.0%
Not Hispanic or Latino:	522	27.2%	117,138	72.8%
White alone	325	16.9%	68,467	42.6%
Black or African American alone	74	3.9%	38,408	23.9%
American Indian and Alaska Native alone	12	0.6%	771	0.5%
Asian alone	61	3.2%	5,512	3.4%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	224	0.1%
Some other race alone	0	0.0%	70	0.0%
Two or more races	50	2.6%	3,686	2.3%
Hispanic or Latino:	1,399	72.8%	43,668	27.2%
White alone	1,241	64.6%	30,768	19.1%
Black or African American alone	0	0.0%	636	0.4%
American Indian and Alaska Native alone	54	2.8%	322	0.2%
Asian alone	0	0.0%	41	0.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%
Some other race alone	104	5.4%	10,307	6.4%
Two or more races	0	0.0%	1,594	1.0%
Data source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates				

Another rendering of the data, with slightly different numbers from the 2016 FFIEC Census Reports, is below:





Unfortunately, 27.8% of residents 25 years or older in Tract 422 received less than a 9th grade education. Only 4.5% have a Bachelor's degree. On the other hand, Wyandotte County residents in total have 9.8% with less than a 9th grade education and 10.7% have a Bachelor's degree. These numbers signify a definite gap in education in 422, especially in relation to the County as a whole.

Educational Attainment in 2015				
	Census Tract 422		County of Wyandotte	
	#	%	#	%
Population 25 years and over	1,109	100.0%	100,606	100.0%
Less than 9th grade	308	27.8%	9,819	9.8%
9th to 12th grade, no diploma	173	15.6%	11,673	11.6%
High school graduate (includes equivalency)	403	36.3%	33,125	32.9%
Some college, no degree	89	8.0%	22,690	22.6%
Associate's degree	79	7.1%	7,263	7.2%
Bachelor's degree	50	4.5%	10,807	10.7%
Graduate or professional degree	7	0.6%	5,229	5.2%
Data source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates				

The median age is 28.8 in Census Tract 422 and 33.3 in Wyandotte County. The biggest age group in both areas is that of 35 to 64- making up 34.5% of residents living in Tract 422 and 36.3% of the Wyandotte County population. This is good for employment, as 35 to 64 are prime working years. Additionally, Tract 422 has a very small group of people age 65 or over- only 2.3% compared to Wyandotte County's 11.1%. This is also a potential highlight for the area, as its residents do not have to spend as many resources caring for people who no longer work.

Age in 2015				
	Census Tract 422		County of Wyandotte	
	#	%	#	%
Total Population	1,921	99.9%	160,806	99.9%
Under 18 years	596	31.0%	45,347	28.2%
18 to 34 years	617	32.1%	39,076	24.3%
35 to 64 years	663	34.5%	58,373	36.3%
65 and over	44	2.3%	17,849	11.1%
Data source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates				

C. Consultation

Community participation is a critical component of the NRSA development process. The NRSA team held multiple meetings to gather input from residents and businesses as well as separate meetings for additional stakeholders. The resident and business meetings focused on gathering opinions on the area's strengths, weaknesses, opportunities for improvement, and barriers. The stakeholder meetings focused on ways in which each stakeholder could assist in improving different areas, such as transit and housing. Follow-up meetings were held with various stakeholders in order to discuss more detail on how they could help. More details on large meetings are included in Appendix B.

Meetings were conducted according to the following schedule:

Consultation for NRSA Public and Stakeholder Input 2017			
<i>Meeting Date/Time</i>	<i>Groups Involved</i>	<i>Meeting Location</i>	<i># Attending (other than NRSA team)</i>
6/14/17 10:00am	Stakeholders	City Hall	35
6/14/17 2:30pm	Residents/Businesses	Mission Adelante	13
6/14/17 6:00pm	Residents/Businesses	Mission Adelante	16
6/19/17 12 noon	Girl Scouts	City Hall	2
6/21/17 1:30 pm	FDIC	City Hall	1
6/22/17 1:00 pm	Mission Adelante and El Centro	City Hall	2
6/26/17 1:00pm	Habitat for Humanity and CHWC	City Hall	2
6/28/17 1:30pm	Econ. Development & County Admin.	City Hall	2
7/12/17 10:00am	Stakeholders	City Hall	28
7/12/17 2:30pm	Residents/Businesses	Mission Adelante	6
7/12/17 6:00pm	Residents/Businesses	Mission Adelante	12
7/25/17 10:00am	Eco. Development & County Admin.	City Hall	2
8/3/17 9:00am	UMB Bank	Scooter's Coffee House	1
9/13/17 10:00am	Stakeholders	City Hall	29
9/13/17 6:00pm	Residents/Businesses	Mission Adelante	16
9/18/17 2:00pm	CABA	CABA Office	1

D. Assessment

1. Park Drive Neighborhood Description

History

The land in the proposed NRSA was originally purchased by the Wyandotte tribe in 1843 from the Delaware tribe. The land was officially platted in 1855 after the 1855 treaty that legally allowed the Wyandotte to own and title land if buyers were deemed competent. For the most part the land quickly sold to white settlers and developers who began to cultivate the area that was once referred to as West Riverview or Grandview.

The area was developed largely as a low to moderate income residential neighborhood for the working class and has consistently maintained the same standing throughout its history. It provided mostly wood constructed homes for laborers who worked for the railroad, packing companies, and some small business owners who owned shops on Central Avenue, the business corridor. There were small homebased businesses as well, but largely individuals left the neighborhood for work. This was an industrial community. It was not a community of professionals, although Central Avenue did have some professional people residing along the corridor and this is where the more affluent population lived.

The core of the Central business district was Central Avenue from 5th Street to 18th Street. 18th and Central was a transit hub. It was said if you could get to 18th Street you could get to anywhere in the City. There was an elementary school, Park School, at 24th and Grandview from 1908 to 1972. It has since been torn down. In addition, the neighborhood was historically white, but has attracted a more diverse population in the last 50 years. (Please refer to “Ethnic and Racial Changes” on page 14 for more information.) The area also contains City Park, which was the first park in Kansas City, Kansas, and Clifton Park, which housed the first municipal pool in the city.

The population in Park Drive declined after 1970, but began to trend upward in 2000.

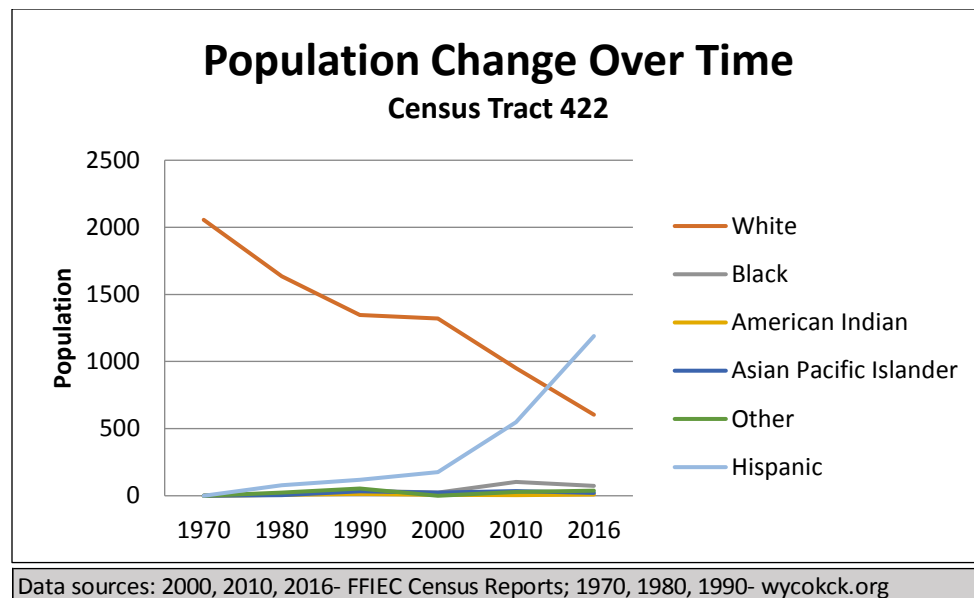
Population Growth: Tract 422						
	1970	1980	1990	2000	2010	2016
Total Population	2,067	1,676	1,547	1,552	1,670	1,937
Percent Change	-	-18.9%	-7.7%	0.3%	7.6%	16.0%
Data sources: 2000, 2010, 2016- FFIEC Census Reports; 1970, 1980, 1990- wycokck.org						

Location

The proposed NRSA is near the center of the Eastern half of Wyandotte County. It is an area expanded from Census Tract 422, north of Interstate 70 between downtown Kansas City, Kansas and Interstate 635. (Please refer to *Boundaries* on page 5 for more information.)

Ethnic and Racial Changes

The population in Census Tract 422 has been majority white since the Wyandotte tribe began selling parcels of land in 1855. Since then, it has changed dramatically. The white population began moving out of the area between the 1950's and 70's and has been continuing to decline since. The area is now majority Hispanic. (Please refer to *Demographic Criteria* on page 8 for more information.)



Economics

The majority of Census Tract 422 contains low- and moderate-income residents at 61.6%. This is understandable as 39.8% of residents in the area live below 125% of the poverty level. About 9% less, or 30.9%, live below this level in Wyandotte County as a whole.

Individuals with Income Below Select Poverty Levels in 2015				
	Census Tract 422		County of Wyandotte	
	#	%	#	%
Population for whom poverty status is determined	1,921	-	159,088	-
50% of poverty level	288	15.0%	17,797	11.2%
125% of poverty level	765	39.8%	49,091	30.9%
150% of poverty level	857	44.6%	58,778	36.9%
185% of poverty level	1,032	53.7%	73,521	46.2%
200% of poverty level	1,099	57.2%	79,080	49.7%
300% of poverty level	1,513	78.8%	107,335	67.5%
400% of poverty level	1,687	87.8%	127,344	80.0%
500% of poverty level	1,752	91.2%	140,816	88.5%
Data source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates				

Fewer households in Census Tract 422 use public assistance or food stamps/SNAP, 15.5%, and supplemental security income, 3.4%, than in Wyandotte County, which has 18.6% and 6.9% respectively. The U.S. national average for public assistance or food stamps/SNAP is 14%. The difference between the proposed NRSA and the County is likely due to the high percentage of new immigrant families in Census Tract 422.

Households with Public Assistance or Food Stamps/SNAP and Households with Supplemental Security Income (SSI) in 2015				
	Census Tract 422		County of Wyandotte	
	#	%	#	%
Households	536	100.0%	58,870	100.0%
With cash public assistance or Food Stamps/SNAP	83	15.5%	10,956	18.6%
No cash public assistance or Food Stamps/SNAP	453	84.5%	47,914	81.4%
Households	536	100.0%	58,870	100.0%
With Supplemental Security Income (SSI)	18	3.4%	4,053	6.9%
No Supplemental Security Income (SSI)	518	96.6%	54,817	93.1%
Data source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates				

Community Assets

The Park Drive Neighborhood has a multitude of community assets. It contains two parks - City Park and Clifton Park. City Park is one of the biggest parks in Wyandotte County, and houses a large community shelter and five ball fields. Unfortunately, City Park has not seen significant reinvestment in decades and has recently lost a shelter due to disrepair. Clifton Park is smaller than City Park but still provides a nice recreational space for residents. Clifton Park also has significant disinvestment that includes the original Park Headquarters Building – a historic structure in the middle of the park that desperately needs rehabilitation.

In addition to parks, the proposed NRSA contains the Sanctuary of Hope Prayer & Retreat Center. Sanctuary of Hope provides a beautiful interfaith retreat center in the urban core of Kansas City, Kansas. It contains 33 acres of natural wildlife, foliage, flowers, and several shrines that serve as a peaceful place for residents to reflect close to home. Sanctuary of Hope also provides community members with ongoing spiritual direction, counseling, a prayer group, volunteer opportunities, and a place for community groups to gather and collaborate.

Other community assets in Park Drive are the various organizations housed there – including Prescott Plaza. Prescott Plaza is a shopping center containing a grocery store, seven restaurants, a bank, salon, T-Mobile, H&R Block, boot store, and gas station. (Please refer to *Recent Revitalization and Investment* on page 19 for more information.) Other neighborhood businesses include Family Dollar, Metro PCS, AutoZone, a florist, another bank, a staffing agency, two salons, various auto-related stores, and more restaurants. Nonprofits in Park Drive include Grandview Baptist Church, Catholic Charities, Dynamic Life Baptist Ministry, Alcott Arts Center, Habitat for Humanity of Kansas City, Sanctuary of Hope, Central Avenue Betterment Association (CABA), Wyandotte Countians Against Crime (WCAC), and Mission Adelante.

Some of these will be discussed further under “Educational Opportunities” and “Organizations.” These assets provide the area with goods and services, jobs, and tourism. These factors then lead to increased property values.

Transit

There are 12 fixed route bus stops located in the Park Drive Neighborhood. All of these stops are served by the 102 Central Avenue bus route. The 102 is the only fixed route that serves the area. It provides access to most major businesses, but only visits each stop once an hour. Qualified Park Drive Neighborhood residents are also able to access paratransit. It is a demand response service which provides origin to destination transportation to qualifying persons within Wyandotte County whom are mostly seniors and people with disabilities. Additionally, this transit does not connect north or south along 18th Street, which is a linkage from Donnelly College to the City of Roeland Park with many other commercial destinations. The U.G. is planning to construct a bus route along 18th Street in order to create the connection and plans to use federal transit dollars during the NRSA period to start up this route.

Educational Opportunities

While the Park Drive Neighborhood has a variety of educational opportunities, it does not actually contain any schools. The majority of public school children in the area attend Frances Willard Elementary School, Argentine Middle School, and J.C. Harmon High School. Three small areas east of 18th Street are within the boundaries of Whittier, M.E. Pearson, and McKinley elementary schools. Another small piece of the neighborhood, north of Orville Avenue, is within the Mark Twain Elementary School boundary. Public school children in these four outlying areas attend Central Middle School and Wyandotte High School. Frances Willard, Mark Twain, McKinley and M.E. Pearson elementary schools are within relative walking distance for Park Drive residents living along the neighborhood boundaries. Wyandotte High School is also within relative walking distance for residents on the northern side of the neighborhood. However, the majority of residents would not be able to easily walk to Central Middle School or J.C. Harmon High School, where most of them attend, as it is connected only by an elevated U.S. Highway 69.

Another educational opportunity in the area is Donnelly College. Donnelly College is a private higher education institution just three blocks north of Park Drive Neighborhood, within walking distance for many residents in the proposed NRSA. Donnelly’s complete enrollment for the academic year of 2015-2016 was 481 students. They also served almost 600 high school students through College Credit Now courses during the year. The average annual household income per student at Donnelly is \$27,000 and 57% of students have household incomes below \$30,000 a year. Donnelly College also offers GED courses to residents.

The educational opportunities that lie within the boundaries of the proposed NRSA come in the form of nonprofits and faith-based organizations. Mission Adelante serves the immigrant and refugee population in the area. They provide classes on leadership, navigating the U.S. healthcare system, business coaching, English, cooking, and more. Catholic Charities offers

courses on financial literacy, pregnancy, citizenship, employment, English, and more. The Alcott Arts Center holds art and theatre classes. Additional nonprofits just outside of the community provide education as well, such as El Centro and their homeownership classes. These organizations are a great asset to the community and provide educational opportunities to its residents.

Employment Centers

There are two main centers of employment in the Park Drive Neighborhood – Prescott Plaza and the Central Avenue corridor. Prescott Plaza is a shopping center with a grocery store, gas station, and various restaurants and retail outlets. (Please refer to *Recent Revitalization and Investment* on page 19 and “Community Assets” on page 15 for more information.) The Central Avenue corridor is a major street lined with businesses. It includes restaurants, salons, a bank, a staffing agency, a contractor’s office, four auto-related shops, a gas station, and five miscellaneous retail stores. These two areas, Prescott Plaza and Central Avenue, are the most concentrated places of employment in the Park Drive Neighborhood. In addition, Workforce Partnership is an eight minute drive from the eastern part of Park Drive. Workforce Partnership of Johnson, Leavenworth, and Wyandotte is a regional workforce development program managed through the state. The organization connects employers with qualified job candidates and provides resources for both parties in order to strengthen the local workforce.

Organizations

In addition to all of the organizations listed in “Community Assets,” “Educational Opportunities,” and “Employment Centers,” the Park Drive Neighborhood is connected to two neighborhood organizations – CABA and WCAC. These organizations incorporate the area and provide services to the residents who live there.

The Central Avenue Betterment Association, or CABA, is a nonprofit and Neighborhood Business Revitalization Group (NBR). The organization works to improve the quality of life and economic development of Central Avenue and the area surrounding it. CABA hosts a bi-monthly market to encourage local business as well as community connection. They also put on summer programs for high school students, bicycle safety, riding, and repair programs for children, a home repair coalition, and business education courses. Their vision is to promote youth education, family stability and structure, neighborhood enhancement and maintenance, and economic development. They do so by promoting culture, facilitating entrepreneurship, and increasing business growth through their various initiatives. They also put on events such as parades for the community.

Wyandotte Countians Against Crime, or WCAC, is a nonprofit working in the area from 10th to 40th Streets, between Minnesota Avenue and Interstate 70. They are the registered neighborhood organization for the proposed NRSA. The organization aims to prevent crime and blight, while also increasing quality of life by engaging with the police department, Livable Neighborhoods, and the community. They host monthly meetings at Dynamic Life Baptist Ministries, averaging about 50 people a meeting, to discuss current events in the community and hear from local

leaders. One of WCAC's big projects was to purchase a small "pocket" park from the Unified Government and fix it up, hoping to make it a destination. The park is on the northern border of Park Drive, at 22nd and Central Avenue. WCAC also runs a civilian road patrol. They partner with the Neighborhood Crime Prevention Patrol (NCP) to receive training. Interested members then patrol the area when they are free and report any suspicious activity to the police. The U.G. would like to work with WCAC, promote, and localize their efforts in order to bring together the residents of the proposed NRSA.

2. Park Drive Neighborhood Compared to Wyandotte County

Patterns of Disinvestment

The Park Drive Neighborhood has traditionally been a lower middle class neighborhood adjacent to more affluent neighborhoods prior to the massive shift in demographics in the 1950-1970s in Kansas City, Kansas. Mass disinvestment occurred across the eastern portions of Kansas City, Kansas, like in so many other communities in the United States, during that time period due to economic conditions and the civil rights movement. The suburbanization of America was underway and Kansas City, Kansas is, and was, an urban city. The population that was predominately white moved in droves to the suburbs in neighboring Johnson County, Kansas. For Kansas City, Kansas, the change was not only to more African American residents, but also new immigrants from countries around the globe and especially from Latin America. During the period of "white flight" many homes were abandoned in the neighborhoods around Park Drive. Families simply could not sell the properties and it was easier to just walk away to the suburbs where the schools and parks were new and infrastructure was modern. Those left behind were extremely poor and not able to secure a note to purchase a home. Redlining made it more difficult in many of Kansas City, Kansas neighborhoods.

Fast forward to the 1990s and Kansas City, Kansas housing stock east of I-635 declined and was, in so many cases, only fit for demolition. In fact, only a few neighborhoods east of I-635 in Kansas City, Kansas did not suffer a majority decline. Park Drive did suffer, but its housing stock did not see the significant abandonment that neighborhoods east of 15th Street did in Kansas City, Kansas. At the same time, the income levels and ability to afford improvements in the Park Drive Neighborhood did not increase and to make matters worse the values of the homes were in decline due to the adjacent neighborhoods being vacated. With the declining population and abandonment of housing came the loss of services in the neighborhood. This was followed by lack of the ability of the local government to invest in infrastructure from roads to parks. The Park Drive Neighborhood of today, with a few exceptions, such as Prescott Plaza, is very much a window into the past from housing to infrastructure. The housing stock is majority intact, but in need of major investments. It has great recreational amenities that need updated and has an amazing opportunity to be a resurgent neighborhood as it has remained most intact from a population density perspective. However, it needs help as the issues in the surrounding neighborhoods have not gone away and need Park Drive Neighborhood to become much more resilient to provide the opportunity to revitalize adjacent neighborhoods. This is a node of strength that must be built upon to allow further work to in Kansas City, Kansas to be successful.

Existing Neighborhood Assets

Please refer to “Community Assets,” “Transit,” “Educational Opportunities,” “Employment Centers,” and “Organizations” under *Park Drive Neighborhood Description* on page 13.

Patterns of Racial and Ethnic Concentration

Just outside of the proposed NRSA, east of 18th Street, Census Tract 423 is a racially/ethnically-concentrated area of poverty (R/ECAP).

Please refer to the “Race/Ethnicity” table under *Demographic Criteria* on page 8 for more information.

Patterns of Poverty Concentration

Please refer to “Economics” under *Park Drive Neighborhood Description* on page 13.

3. Recent Revitalization and Investment

The largest and most visible area of recent investment in the Park Drive Neighborhood is Prescott Plaza off 18th Street and Interstate 70. The Unified Government incentivized the creation of the shopping center by buying out the previous tenants with TIF (tax increment financing). Prescott Plaza first opened in 2008, with Ball’s Sun Fresh grocery store and a variety of restaurants and retail outlets. Jack in the Box was added in 2010, followed by Speedy’s Convenience Store and Subway in 2012. Another investment in Park Drive is the AutoZone on 18th Street and Central Avenue, which opened in 2014. These businesses provide services and jobs, as well as attract people from outside the community, and open up opportunities for future development in the area.

Further revitalization and investment activity has taken place in Park Drive through infrastructure improvements. Central Avenue was resurfaced in 2016 with new curb, gutter, and sidewalks, as well as ADA enhancements. The intersection of 18th Street and Central Avenue is being redone in 2017. These are significant projects and will help improve the appearance, safety, and traffic flow in the area. In 2014, the infields at City Park were leveled out and improved to better absorb water. In 2017, Public Works will remove the old water tower behind the National Guard Armory and replace it with a new cell tower. In addition to infrastructure improvements and economic development incentives, the Unified Government is also revitalizing the neighborhood by starting a community betterment initiative. This initiative is county-wide and provides property owners with information on common code violations and how to avoid them. The first letter outlining these violations went out in August 2017. (Please refer to *Appendix B* on page 40 for the letter.)

Another investment activity is occurring just north of the Park Drive Neighborhood. Donnelly College recently began expanding and renovating their campus. (Please refer to “Educational Opportunities” under *Park Drive Neighborhood Description* on page 13 for more information on

Donnelly College.) Donnelly expects to finish renovating Marian Hall by December 2017 and the third of four renovation phases by August 2019. The renovations will double the capacity of the college and give it a more traditional campus feel, with open green space and multiple buildings. Additionally, Donnelly's next step is to provide campus housing that would enhance the dynamic of the neighborhood. This renovation project should increase the value of the area, as well as bring people and economic activity to the neighborhood.

4. Employment Challenges

Residents of Park Drive Neighborhood face certain challenges in accessing job opportunities. One of these challenges, for certain residents, is a lack of reading and writing skills. This is connected to the poor rates of education in the area, including the fact that 27.8% of residents 25 years or older received less than a 9th grade education (Please refer to the "Educational Attainment" table under *Demographic Criteria* on page 8). Many jobs require these literacy skills, making it difficult for residents to qualify for them. In addition, many residents in this area do not speak English as their first language. The language barrier compounds the literacy challenge, as well as adding a new one. Verbal communication skills are just as important, if not more so, than literacy skills in the job market. A lack of basic English skills can make it very difficult for residents to access jobs. More information about employment in the Park Drive Neighborhood is described below:

The 2015 national unemployment rate is 6.3%. Wyandotte County's rate is quite a bit higher at 11.2%, but Census Tract 422 is aligned almost perfectly at 6.2%. In addition, the demographic breakdown of the unemployment rate is quite interesting. The Black or African American, American Indian and Alaska Native, and Asian populations in the labor force have a much higher rate of unemployment than the White population in Wyandotte County. However, these populations have 0% unemployment in Census Tract 422 (albeit the Census Tract does not have an Asian population). Similarly, the population in the labor force that identifies as Hispanic or Latino has a lower unemployment rate, 3.5%, than those who do not identify as Hispanic or Latino, 11.7%, in Census Tract 422. These two groups have a similar unemployment rate in Wyandotte County, at 10.0% and 9.5% respectively.

Employment for Population in Labor Force in 2015				
	Census Tract 422		County of Wyandotte	
	#	%	#	%
Population in labor force 16 years and over	1,063	100.0%	79,550	100.0%
Employed	997	93.8%	70,640	88.8%
Unemployed	66	6.2%	8,910	11.2%
White Population in labor force 16 years and over	892	100.0%	50,362	100.0%
Employed	843	94.5%	46,031	91.4%
Unemployed	49	5.5%	4,331	8.6%
Black or African American Population in labor force 16 years and over	38	100.0%	18,511	100.0%
Employed	38	100.0%	15,253	82.4%
Unemployed	0	0.0%	3,258	17.6%
American Indian and Alaska Native Population in labor force 16 years and over	9	100.0%	600	100.0%
Employed	9	100.0%	389	64.8%
Unemployed	0	0.0%	211	35.2%
Asian Population in labor force 16 years and over	0	-	2,403	100.0%
Employed	-	-	2,035	84.7%
Unemployed	-	-	368	15.3%
"Other" Race Population in labor force 16 years and over	63	100.0%	5,872	100.0%
Employed	63	100.0%	5,308	90.4%
Unemployed	0	0.0%	564	9.6%
Two or More Race Population in labor force 16 years and over	17	100.0%	1,688	100.0%
Employed	17	100.0%	1,545	91.5%
Unemployed	0	0.0%	143	8.5%
Hispanic or Latino Origin (of any race) Population in labor force 16 years and over	801	100.0%	20,576	100.0%
Employed	773	96.5%	18,518	90.0%
Unemployed	28	3.5%	2,058	10.0%
White (Not Hispanic or Latino) Population in labor force 16 years and over	180	100.0%	36,460	100.0%
Employed	159	88.3%	32,996	90.5%
Unemployed	21	11.7%	3,464	9.5%
Male Population in labor force 20 to 64 years	613	100.0%	38,565	100.00%
Employed	590	96.2%	34,708	90.0%
Unemployed	23	3.8%	3,857	10.0%
Female Population in labor force 20 to 64 years	377	100.0%	33,898	100.0%
Employed	347	92.0%	30,678	90.5%
Unemployed	30	8.0%	3,220	9.5%
Data source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates				

Note that the population in the labor force does not include the entire population. It includes those employed and unemployed. The Census Bureau classifies people as unemployed if they are without a job, but actively looking for work within the four weeks before they were surveyed, and available to start a job. This includes those waiting to be called back to a job from which they had been laid off and those available to work except for a temporary illness. It does not include those who are without a job but not seeking employment or those who are unavailable to work, meaning that those people are not included in the population in the labor force.

The employment in Census Tract 422 has grown much more between 2010 and 2015 than in Wyandotte County, 40% to 3.9% respectively. Employment in construction, wholesale trade, and education services, health care, and social assistance have grown significantly in Tract 422. They grew in Wyandotte County as well but not nearly as much. Information was the biggest industry decrease for both areas- a 19.1% decrease in Wyandotte County and 100% decrease in Tract 422.

Industry by Occupation for Employed Population 16 Years and Over - Wyandotte County				
	2010	2015	Change 2010-2015	
	#	#	#	%
Total employed civilian population 16 years and over	67,852	70,518	2,666	3.9%
Agriculture, forestry, fishing and hunting, and mining	461	555	94	20.4%
Construction	6,584	6,850	266	4.0%
Manufacturing	8,622	8,487	-135	-1.6%
Wholesale trade	1,859	2,651	792	42.6%
Retail trade	7,353	7,540	187	2.5%
Transportation and warehousing, and utilities	5,147	4,868	-279	-5.4%
Information	1,286	1,040	-246	-19.1%
Finance and insurance, and real estate and rental and leasing	3,880	3,776	-104	-2.7%
Professional, scientific, and management, and administrative and waste management services	6,766	7,704	938	13.9%
Educational services, and health care and social assistance	12,827	13,613	786	6.1%
Arts, entertainment, and recreation, and accommodation and food services	6,389	6,675	286	4.5%
Other services, except public administration	3,251	3,363	112	3.4%
Public administration	3,427	3,396	-31	-0.9%
Data source: U.S. Census Bureau, 2006-2010 and 2011-2015 ACS 5-Year Estimates				

Industry by Occupation for Employed Population 16 Years and Over - Census Tract 422				
	2010	2015	Change 2010-2015	
	#	#	#	%
Total employed civilian population 16 years and over	712	997	285	40.0%
Agriculture, forestry, fishing and hunting, and mining	10	3	-7	-70.0%
Construction	26	324	298	1146.2%
Manufacturing	94	88	-6	-6.4%
Wholesale trade	7	36	29	414.3%
Retail trade	34	56	22	64.7%
Transportation and warehousing, and utilities	58	7	-51	-87.9%
Information	30	0	-30	-100.0%
Finance and insurance, and real estate and rental and leasing	45	14	-31	-68.9%
Professional, scientific, and management, and administrative and waste management services	116	197	81	69.8%
Educational services, and health care and social assistance	37	108	71	191.9%
Arts, entertainment, and recreation, and accommodation and food services	165	114	-51	-30.9%
Other services, except public administration	59	35	-24	-40.7%
Public administration	31	15	-16	-51.6%
Data source: U.S. Census Bureau, 2006-2010 and 2011-2015 ACS 5-Year Estimates				

5. *Housing Challenges*

The Park Drive Neighborhood faces a variety of housing challenges. The housing stock is first challenged by its age, as 65.2% of housing units were built in 1939 or earlier. Therefore many homes are needing structural work in addition to regular maintenance. This drives up the cost of home ownership in an area that has low home values. Additionally, the low housing values make it complicated to get a traditional note or lending opportunity to spread the costs of home maintenance. This is a major area of concern for the Park Drive Neighborhood from the Stakeholder perspective. Furthermore, new immigrants do not always have knowledge of lending options and appraisal gap issues that they might encounter when working on older homes.

In addition to low home values, appraisal issues, and lack of lending options, there are also issues with the number of building permits being sought for these repairs. Stakeholders are concerned that this keeps the values depressed in the area, where there are obvious signs of investment by property owners or tenants. There is also a concern that new immigrants are not aware of the requirements for permits that help ensure that their home or property is safe. Stakeholders want to work with this neighborhood to raise awareness of these requirements and the benefits to the residents for pulling permits.

The proposed NRSA is also struggling with payment of property taxes. This is one of the most concerning numbers related to housing, as the cost of housing is incredibly low and yet the taxes are not getting paid. It is also an indicator of how the neighborhood feels about the value of the city services they are receiving. This creates another possible area of opportunity for educating new immigrants about the responsibilities of homeownership.

73% of parcels in the Park Drive Neighborhood are assessed as residential. The majority of housing, 83.3%, consists of single units. This is similar to Wyandotte County, which contains 88.7% of single unit housing. Another similarity between the select area and Wyandotte County as a whole is that 61.8% of housing in Park Drive is owner-occupied, compared to 58.7% in the County. However, these numbers are probably too high, as residents complain that some properties being rented are not registered as rentals. In addition, many rental properties are owned by absentee landlords. This can lead to code violations and blight in the neighborhood, decreasing property values.

Living Units in Structure in 2017				
	Park Drive Neighborhood		County of Wyandotte	
	#	%	#	%
Total Living Units	1063	100.0%	53204	100.0%
1 unit	886	83.3%	47207	88.7%
2 units	122	11.5%	4046	7.6%
3 units	27	2.5%	396	0.7%
4 or more units	28	2.6%	1555	2.9%
Data source: Unified Government Real Estate Tax Records as of July 2017				

100% of owner-occupied housing in Census Tract 422 is valued at less than \$150,000, compared to 80.1% in Wyandotte County as a whole. Additionally, the average year buildings were built in the select area is 1929, compared to 1952 in the County as a whole. The last new construction in Park Drive occurred in 2010. There is also a fair amount of vacant parcels in Wyandotte County-19.6%. Park Drive is slightly better off with 14.4% of parcels vacant.

Housing Value for All Owner-Occupied Housing Units in 2015				
	Census Tract 422		County of Wyandotte	
	#	%	#	%
Owner-occupied housing units	331	100.0%	34559	100.0%
Less than \$50,000	111	33.5%	6668	19.3%
\$50,000 to \$99,999	202	61.0%	13203	38.2%
\$100,000 to \$149,999	18	5.4%	7797	22.6%
\$150,000 to \$199,999	0	0.0%	3688	10.7%
\$200,000 to \$299,999	0	0.0%	2291	6.6%
\$300,000 to \$499,999	0	0.0%	730	2.1%
\$500,000 to \$999,999	0	0.0%	109	0.3%
\$1,000,000 or more	0	0.0%	73	0.2%
Median (dollars)	\$ 58,000		\$ 89,200	
Data source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates				

The federal Department of Housing and Urban Development (HUD) considers homeowners and renters to be cost burdened when housing costs exceed 30 percent of household income. For homeowners, housing costs include mortgage, insurance, and taxes; for renters, it includes rent and utilities. Both Tract 422 and Wyandotte County have room for improvement in this area. 41.5% of renters and 27.5% of homeowners in 422 are considered cost burdened. The situation is slightly worse for Wyandotte County, with 48% of renters and 27.7% of homeowners considered cost burdened.

Housing Costs as % of Household Income in 2015				
	Census Tract 422		County of Wyandotte	
	#	%	#	%
Renter-Occupied Housing Units	205	100.0%	24,311	99.9%
< 20% of household income	75	36.6%	5,251	21.6%
20-29% of household income	37	18.0%	5,203	21.4%
30% or more of household income	85	41.5%	11,669	48.0%
Zero or negative income	0	0.0%	802	3.3%
No cash rent	8	3.9%	1,361	5.6%
Owner-Occupied Housing Units	331	100.0%	34,559	99.9%
Less than 20 percent	159	48.0%	16,174	46.8%
20 to 29 percent	73	22.1%	8,363	24.2%
30 percent or more	91	27.5%	9,573	27.7%
Zero or negative income	8	2.4%	415	1.2%
No cash rent	(X)	(X)	(X)	(X)
Data source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates				

III. HOUSING OPPORTUNITIES

The following goals are opportunities for the Unified Government and its partners to improve housing in the proposed NRSA through aspects such as increased property values, a sense of community, enhanced safety, and better communication. Throughout the next five years, the Unified Government, in coordination with its various partners, will work to:

- Utilize the “aggregation of housing units” incentive available through the NRSA by leveraging LISC funds, predevelopment funds, low-income housing tax credits, new market tax credits, CDBG funds, and CDBG Section 108 funds to develop mixed-income multifamily housing in the area.
- Assess the 51 tax sale eligible properties within the NRSA that have structures on them, to determine whether or not they are eligible for the U.G.’s rehabilitation program.
- Increase property maintenance index rankings in areas that are considered at risk or poorly maintained and promote continued efforts in areas that are considered to be well maintained.
 - Develop a recognition program for individual property owners that improve the appearance of their property in a significant way.
 - Reduce property maintenance code violations through education and enforcement.
- Reduce lead-based paint in homes by providing education on the HUD Hazard Control Grant and utilizing the grant to its full potential.
 - Utilize the grant as a way to offer the community something while also publicizing other work being done in their neighborhood.
- Decrease vacant properties by actively engaging stakeholders in construction, rehabilitation, and occupation.
- Increase the number of building permits issued by providing education on the process and the importance of permits.
- Increase owner-occupied properties.
 - Provide residents with homeownership education.
 - Create neighborhood market studies and provide down payment assistance for potential homeowners.
- Reduce delinquent tax rate by enforcing tax sales, providing early reminders in year one of failure to pay, and educating residents on the importance of paying taxes.
 - Make visible, noticeable improvements to the neighborhood so that residents can see how tax dollars pay for good work in the community. Possibly include signage to further point out these improvements.
- Improve infrastructure.
 - Increase the percentage of complete sidewalks in the area and complete all ADA curb and ramp work.
 - Improve street pavement index rankings across the community.
 - Improve stormwater management and sewer operations. (Please refer to *Appendix B* on page 47 for more information.)

- Repair, replace, and expand street light network by encouraging residents to report street lighting issues to 311.
- Improve parks, starting by improving their shelters.
 - Research the possibility of, and interest in, an off-leash dog park at City Park.
- Install more traffic control and traffic calming measures where appropriate.
- Install more street signage. (All dead-end and one-way streets should have proper signage.)
- Improve safety of school bus stops by laying asphalt patches, improving sidewalks, or something of that nature.
- Improve animal control.
 - Purchase more animal traps to enhance ability to capture loose animals.
 - Partner with KCK Pet Coalition, Spay/Neuter KC, and the Humane Society to provide education on pet ownership, loose animals, and offer low-cost or free spay and neuter services.
 - Provide direct information to residents via U.S. mail on responsible pet ownership.
 - Adjust policy to incentivize pet owners to keep their animals leashed or fenced, and to pick their animals up from Animal Services when they are found loose.
- Seek multi-family residential development partners.
- Develop a housing subcommittee with stakeholders to tackle housing challenges for both current and potential new residents.
- Improve U.G.-owned property maintenance and mowing frequency.

IV. ECONOMIC OPPORTUNITIES

The following goals are opportunities for the Unified Government and its partners to improve economics in the proposed NRSA by providing and connecting residents to resources such as education, financial assistance, and transit. Throughout the next five years, the Unified Government, in coordination with its various partners, will work to:

- Seek ways to utilize the Aggregate Public Benefit Standard Exemption.
- Increase engagement in the community by establishing partnerships with area stakeholders.
- Promote/provide small business training.
- Increase diversity of business types to provide a wide array of services to the area.
- Engage the Wyandotte Economic Development Council (WYEDC) to further job opportunities in the area.
- Publicize and utilize Money Smart KC (Please refer to *Appendix B* on page 46 for flier).
- Develop/engage subcommittees with stakeholders to address challenges in the areas of:
 - Finance – Financial literacy and Tax education
 - Employment – Business coaching, English, Reading and writing skills
 - Education
 - Social services
- Create a resource with a combined listing of all U.G. programs and resources available to residents, incorporated with 311 (in multiple languages).
- Fund small business loans to improve storefronts and signage through a CID, SMMID, or partnerships.
- Continue the approval process of the 18th Street bus route in order to provide residents with more access to businesses, jobs, and educational facilities in the area.
- Develop a corridor plan for the 18th Street corridor from Interstate 70 to Minnesota Avenue, including a node plan.

V. EDUCATION AND PUBLIC SERVICE OPPORTUNITIES

The following goals are opportunities for the Unified Government and its partners to improve education and public service in the proposed NRSA by providing and connecting residents to resources such as WCAC, bilingual communications, community events, art projects, and enhanced educational opportunities. Throughout the next five years, the Unified Government, in coordination with its various partners, will work to:

- Further engage residents in their neighborhood and this project.
 - Work with Wyandotte Countians Against Crime (WCAC), the area neighborhood association, and Livable Neighborhoods to engage more residents in their community.
 - Attempt to establish more “block captains” to localize engagement.
 - Attend WCAC meetings to publicize the NRSA project.
 - Survey residents on the street level, block by block, to create awareness of the NRSA project, gather feedback, and recognize outgoing residents as leaders in their community.
 - Create visible ways to show residents the work being done and create excitement around the NRSA project. For instance, a sign with the newly built park shelter at City Park that explains the NRSA project, how the shelter was paid for, and a way to connect with more work being done in the area (like a website link).
- Improve communication with residents.
 - Develop bi-lingual communications for residents – building permits, property violation notices, Citizens Newsletter, etc.
 - Prioritize Spanish and then expand to other languages spoken in the community.
 - Create a resource with a combined listing of all U.G. programs and resources available to residents, incorporated with 311 (in multiple languages).
 - Provide renters’ rights training and/or publications, possibly through an existing resource that residents receive like their electricity bill.
- Organize and/or assist in putting on community events, like neighborhood cleanup days.
 - Attend existing events (like CABA’s Day of the Dead celebration and The Alcott Arts Center Trick or Treat night) to make residents aware of the NRSA project and the work being done in their community.
- Enhance the attractiveness of the area by beautifying the community with art.
 - Research the idea of requiring art as part of new development.
 - Engage the community through nonprofit groups, like Girl Scouts and The Alcott Arts Center, to decorate certain parts of the neighborhood. For example, utility boxes or murals.
- Improve education.
 - Work with Donnelly College and Kansas City Kansas Community College to attract NRSA residents to the GED programs offered there.

- Work with USD 500 to increase the graduation rate (currently 68%) and decrease the dropout rate (currently 6.4%) and truancy rate (currently unknown) at J.C. Harmon High School, where the majority of public school students in Park Drive attend.
- Promote existing ESL classes in the area.

VI. PERFORMANCE MEASUREMENTS

This section establishes benchmarks for the activities presented in this plan. In accordance with the Department of Housing and Urban Development (HUD) regulations, the Unified Government (U.G.) will report its accomplishments against its benchmarks in the Integrated Disbursement and Information System (IDIS). The U.G. will also identify in its Annual Action Plan the benchmarks it expects to achieve for that program year. Additionally, the U.G. will report its progress at the end of each program year in its Consolidated Annual Performance and Evaluation Report (CAPER). Over the five year period of the strategy, the U.G. will work to accomplish, at a minimum, the following benchmarks:

Goal 1: Infrastructure Improvements

1.2 Improve streets, curbs and sidewalks, including ADA if required. The following streets have been identified as areas of need and the U.G. plans to address them as funding and utility coordination becomes available in the next five years – Ridge from 18th to 26th, Homer Ave. South off of Pacific, Ohio from 32nd to 30th, Ford from 32nd to 30th, 31st from Ohio to Ford, and 30th from Ohio to Ford.

- Year 1 – \$381,066 of CDBG dollars

1.2 Improve stormwater management in Park Drive by developing at least two of the green infrastructure projects described in *Appendix B* on page 47.

1.3 Improve parks

- Replace City Park small shelter by December 31, 2018.
 - Year 1 - \$25,000 of U.G. funding
- Rehabilitate large shelter
 - U.G. funding

1.4 Replace or install 35 damaged or missing street signs.

- Year 1 – U.G. funding

Goal 2: Residential Development

- 2.1** Decrease vacant properties, with or without a structure, in the Park Drive Neighborhood by 75%. This would take vacant properties from 14.4% to 3.6% and will be done through tax sales and land aggregation for resale.
- 2.2** Decrease property maintenance code violations in Census Tract 422 by 25%. This will take violations from 150 (in 2016) to 112.5, which is near the lowest number (110 in 2013) that this area has seen in over 20 years. This will be done through education on property maintenance responsibilities.
- 2.3** Decrease the delinquent tax revenue rate from 11.4% to 5% - the amount proposed for Wyandotte County in the 2018 budget. This will be done through tax sales and early reminders in year one of failure to pay in both English and Spanish.
- 2.4** Increase the frequency of mowing UG-owned property from what could take as long as eight weeks to at least every 16 days.

Goal 3: Economic Development

- 3.1** Develop an area plan for the 18th Street corridor by the end of 2019.
- 3.2** Publicize and utilize Money Smart KC by handing out their information during at least two Central Avenue Betterment Association (CABA) events a year. (Please refer to *Appendix B* on page 46 for flier.)
- 3.3** Continue the approval process of the proposed 18th Street bus route by utilizing federal transit dollars allocated to the community to start this service.

Goal 4: Education and Public Service

- 4.1** Create a resource with a combined listing of all U.G. and outside programs and resources available to residents, incorporated with 311 (in multiple languages).
 - Year 1 – Livable Neighborhoods and 311

VII. LEVERAGE

Local Government Leverage – Unified Government

- Public Works – improve infrastructure, including street preservation and repairs, sidewalks, sewer maintenance and repairs, and ADA ramps (dollar value of projects is to be determined)
- Parks and Recreation – \$25,000 to rebuild the small shelter at City Park in year one, additional funding in future years
- Community Development – utilize the “aggregation of housing units” incentive available through the NRSA by leveraging LISC funds, predevelopment funds, low-income housing tax credits, new market tax credits, CDBG funds, and CDBG Section 108 funds to develop mixed-income multifamily housing in the area
- Livable Neighborhoods – offer training to residents interested in doing community engagement and/or improvements, provide administrative assistance to neighborhood groups

Metro Non-profit Leverages

- Community Housing of Wyandotte County (CHWC) – financial literacy, down payment assistant, neighborhood market studies, rehabilitation housing units and new infill construction of housing units
- Habitat for Humanity of KC – financial literacy, neighborhood events- including clean ups, minor home repair, neighborhood market studies and rehabilitation of housing units
- Girl Scouts of NE Kansas, NW Missouri – development of girls in the areas of STEM and civic leadership, including community cleanup days and builds
- The Humane Society of Greater Kansas City – assist with animal services pertaining to proper care and handling of pets in Kansas City, Kansas, and helping with feral animal concerns
- LISC – predevelopment fund to assist with creating jobs for businesses in the area
- Mission Adelante – provide community meeting space, as well as classes on leadership, navigating the U.S. healthcare system, business coaching, English, cooking, and more
- El Centro – assist the Latino community with after school and summer programs for children, financial literacy and homeownership education, tax assistance, healthcare navigation, and more

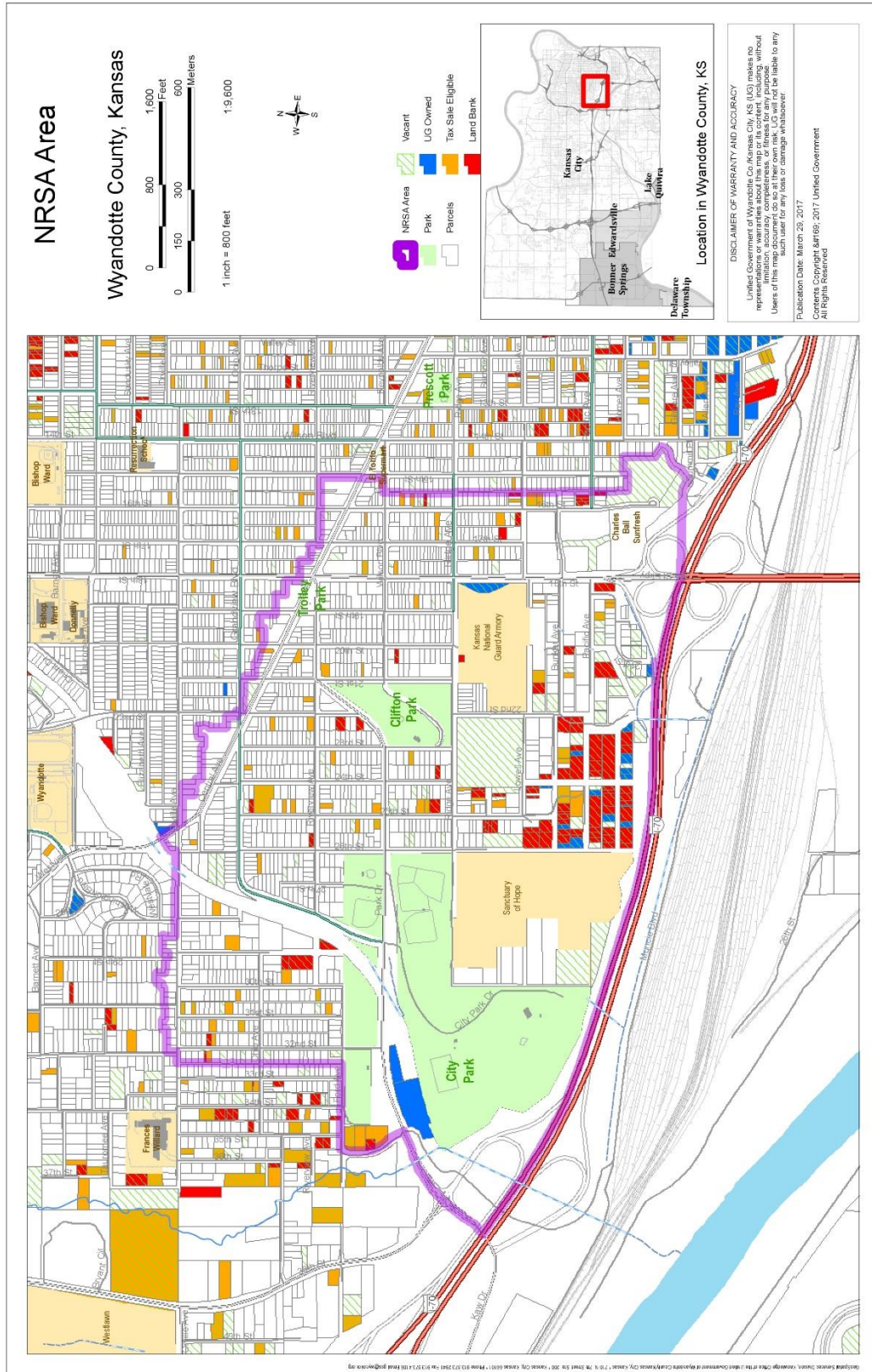
Local Business Organizations

- Hispanic Chamber of Commerce of Greater Kansas City – provide education to job seekers, offer the Business in a Day program to teach entrepreneurs how to start a business
- Central Avenue Betterment Association (CABA) – promote culture, facilitate entrepreneurship, and increase business growth in the area through various initiatives and educational programs
- Herron Consulting – assist contractors and subcontractors with the bidding process in order to rehabilitate structures in the community, encourage people wishing to become contractors to connect with the Builder's Association

Federal Programs

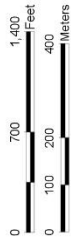
- HUD Lead Hazard Control Grant – outreach and assist those that qualify with high lead levels by remediating hazards in homes.
- Money Smart KC and FDIC – provide comprehensive list of free financial services for all age groups
- Waste Management – provide dumpsters for cleanup and seek grant funding from them to do work in City Park and or Clifton Park

APPENDIX A: MAPS

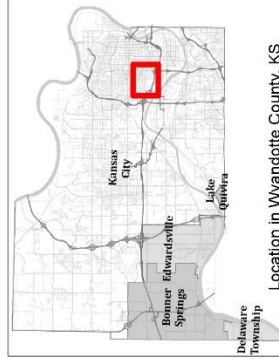


NRSA Area

Wyandotte County, Kansas

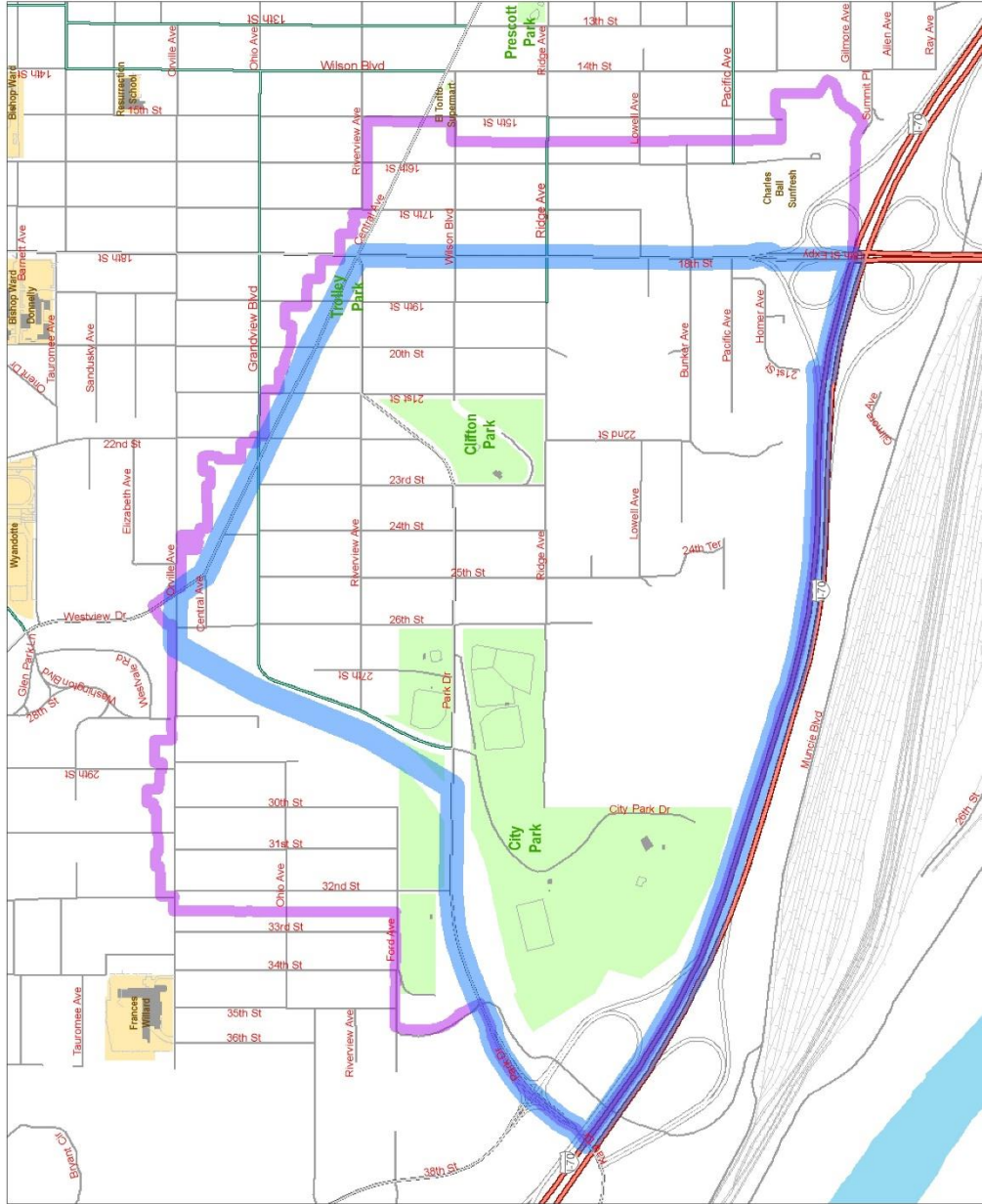


1 inch = 700 feet



Location in Wyandotte County, KS

DISCLAIMER OF WARRANTY AND ACCURACY
 United Government of Wyandotte Co./Kansas City, KS (UG) makes no representations or warranties about this map or its content, including without limitation, that the map is accurate, complete, or up-to-date. Users of this map document do so at their own risk. UG will not be liable to any person for any loss or damage whatsoever.
 Publication Date: 7/31/2017



APPENDIX B: ADDITIONAL DOCUMENTS

Below are the conclusion and recommendations from the analysis completed by University of Kansas Master of Urban Planning students on which Census Tracts in Wyandotte County would be good candidates for a Neighborhood Revitalization Strategy Area.

Kansas City, Kansas: Analysis of Tracts for NRSA

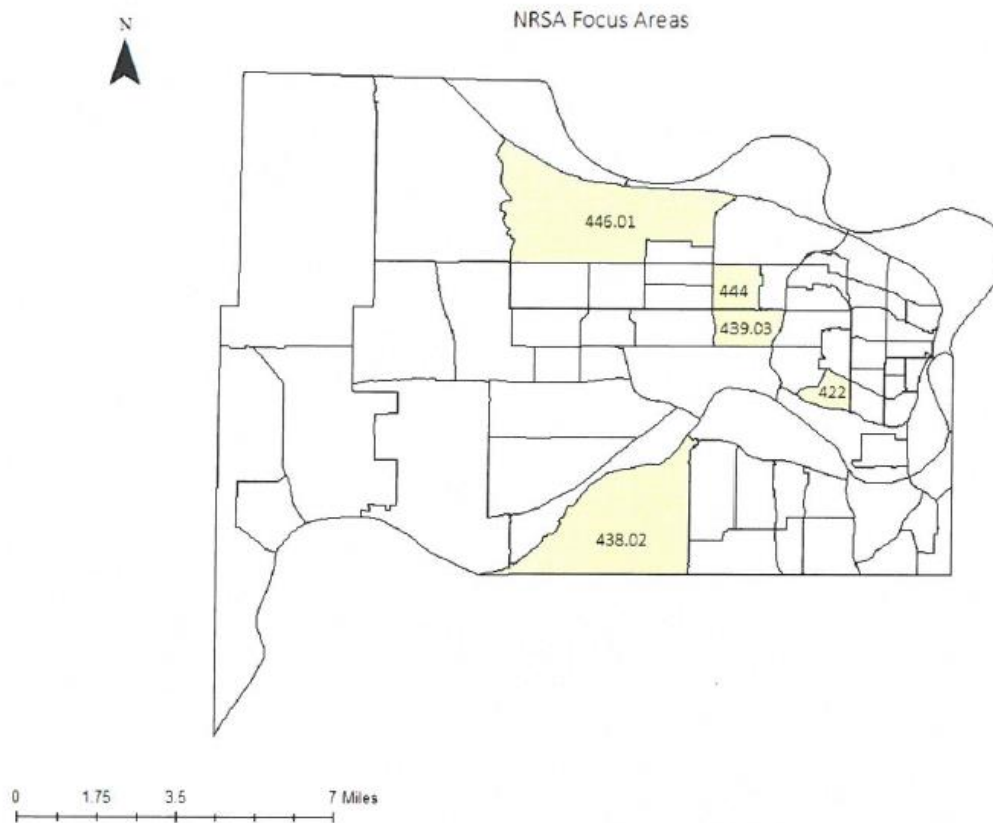
Conclusion and Recommendations

From the findings it can be determined that there are five key areas that the NRSA should focus on to infuse CDBG Dollars in to the neighborhood. Through our analysis of the 21 variables and two resulting thresholds, we were able to determine five census tracts that would be most positively receptive to increased funding through the Neighborhood Revitalization Strategy Area grant funding. These five census tracts are 422, 438.02, 439.03, 444, and 446.01. All five of these tracts scored high in both thresholds. The table below shows the variable data for each of the census tracts and the map shows their location within the city. This can be used for further analysis in Wyandotte County's NRSA grant application.

Variables used in Threshold 1 followed by remaining in Threshold 2	Selected Census Tracts				
	422	438.02	439.03	444	446.01
Building Permit Valuation per \$100,000 to Aggregate Value	\$59.75	\$100,546.88	\$18,441.82	\$4,530.89	\$14,112.78
Crime	62.2	45.8	65.6	56.1	52.4
Other Vacancy Rate	4.6%	11.4%	1.8%	4.3%	8.4%
Land Bank Parcels Area per 1,000 Households	28.9	0	26.2	2.7	4.3
Percent Change of Assessed Land Value (All)	0.01	-0.03	-0.04	-0.05	-0.02
Poverty	26.7%	16.1%	23.3%	22.2%	11.0%
Population by Race: Black Non-Hispanic	3.9%	0%	22.9%	38.7%	14.8%
Population by Ethnicity: Hispanic	64.6%	9.5%	21.8%	11.7%	6.5%
Percentage of College Graduates	12.3%	26.4%	16.7%	21.3%	29.2%
Percentage of High school Dropouts	43.4%	12.3%	22.5%	25.5%	13.1%
Change in Percent Rental Tenure	7%	5%	5%	14%	4%
Percent Female-Headed Households	8.0%	6.4%	23.9%	23.9%	15.8%
Building Permits per Tract	19	42	45	41	41
Building Permits per 100 Households	3.5	7.9	4.4	3.8	4.2
Ratio of Loan Amounts for Owner Occupied Home Purchases to the Aggregate Value of Homes	0.1	12.5	35.7	139.0	240.3
Ratio of Loan Amounts for Owner Occupied Home Renovations to the Aggregate Value of Homes	0.0	0.2	0.5	0.5	11.0
Renter Vacancy Rate	2.2%	0%	0%	9.6%	4.0%
Owner-Occupied Vacancy Rate	0%	0%	0%	1.4%	5.3%
Percentage of Low Wage Jobs	27.7%	17.9%	37.7%	50.0%	28.4%
Percentage of Low Skilled Jobs	14.5%	18.1%	19.4%	16.7%	14.36%
Unemployment Rate	6.2%	10.5%	10.4%	17.2%	7.7%

Below is a map of the five tracts identified as good candidates for a Neighborhood Revitalization Strategy Area by the University of Kansas Master of Urban Planning students.

Kansas City, Kansas: Analysis of Tracts for NRSA



This letter was sent to property owners across Wyandotte County as part of the Community Betterment Initiative to reduce property maintenance and zoning violations.



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
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www.wycokck.org/planning

August 1, 2017

COMMUNITY BETTERMENT INITIATIVE

Dear Business Owner and/or Property Owner,

The Unified Government (UG) is stepping up its efforts to improve community appearance as part of its Stabilization, Occupation and Revitalization (SOAR) initiative. As part of this effort, the UG is providing businesses and property owner's information related to landscape and sign codes. The goal is to improve the community appearance by reducing the number of landscape and sign (zoning) violations. The SOAR initiative is in response to the community survey conducted by the Unified Government in 2016 that indicated strong support for improving the City's appearance.

As a business and/or property owner, the UG is asking that you take the initiative to maintain your property in compliance with City Codes and Ordinances. Attached to this letter are overviews of common landscape and sign violations. Please review your property and remedy any of these common violations to help meet the community's expectations for the appearance of local businesses.

UG Zoning Enforcement staff will begin contacting those continuing to be in violation after August 31, 2017. In some cases we may need to develop a compliance plan due. The UG's goal of this communication is to resolve these violations without a formal code enforcement process.

You may find additional information on the SOAR initiative at:
<http://www.wycokck.org/Government/Initiatives-Programs/SOAR.aspx>

If you have any questions about this initiative, please contact me.

Thank you!

Jason Faust

Jason Faust
Zoning Enforcement Specialist
Urban Planning and Land Use Department
jfaust@wycokck.org
913-573-5756

PS: If you are looking to expand or move your business we have a new tool to help! You may find properties zoned for business purposes that are currently for sale, for lease or in the landbank at:
<http://online.encodeplus.com/regs/kansascity-ks/webtools/landuselookup/landuselookup.aspx>



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COMMON LANDSCAPE VIOLATIONS

Maintenance:

- The owner, developer, their agents, and successors are responsible for all maintenance.
- All landscaping must be maintained in a healthy and orderly appearance, and kept free of debris and dead plant material.
- Plant material that has died or has been severely damaged must be replaced by the next planting period (not more than 4 months).
- All property not covered by buildings or improved surfaces, including the right of way area between the property line and the street curb must be landscaped and completely covered by turf grass, appropriate ground cover or approved landscaping.

Mowing:

- Grass on your property and adjacent to your property between the property line and the curb or edge of the street **must** be maintained (mowed) by the property owner.
- Mowing should be regular to keep a well maintained appearance.

Irrigation:

- Most development after 1988 was required to have an irrigation system. That system must be used to keep a healthy landscape.
- Older developments should irrigate to keep a healthy landscape and a quality appearance.

Approved plans:

- Approved landscape plans are a matter of record and the site must be maintained in accordance with the original approved landscape plan.

The Unified Government Code of Ordinances may be viewed on the department website <http://www.wycokck.org/planning> by selecting the **Zoning** button near the bottom and then reading Chapter 27 >Article VIII > Division 10 –Landscaping and Screening.

If you have any questions about these common landscape violations or any portion of the requirements for landscaping, or other zoning issues, please contact me, Jason Faust at jfaust@wycokck.org or 913-573-5756



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www.wycokck.org/planning

COMMON SIGN VIOLATIONS

Prohibited signs:



- Any attention-getting device such as a wind or banner sign, portable sign, pennant, search light, twirling sign, or balloon or other gas filled or air filled object (wavy tube man).
- Any sign mounted on a platform, trailer, or motor vehicle that is placed on or near the premises of the business being advertised.
- Any sign that may be confused with a traffic sign, traffic signal, or emergency vehicle, or that hides from view any traffic sign, traffic signal, or emergency vehicle.
- Any sign off of the premises (lot or parcel) of the business being advertised.
- Any sign that is not specifically allowed by this ordinance.
- Signs **cannot** be installed or placed:
 - On any public property, on a public street, or in the right of way of any street (with very limited exceptions);
 - Blocking ADA or pedestrian access along any street, sidewalk, or walkway; or
 - Anywhere causing an obstruction of view for traffic or pedestrians, or blocking any traffic sign or signal, or in sight triangles.

Other sign restrictions:

- All signs must be maintained in good repair and/or working order.
- Window signs are only allowed when attached on the interior side of a window. Signs are not allowed on the exterior side of any window. Signs may not cover more than 25% of the window glass area.
- Digital signs are only allowed in commercial C-D, C-1, C-2, C-3, and industrial districts.
- Illuminated signs are only allowed in commercial and industrial districts, with restrictions.

The next 3 pages are the regulations for Temporary signs, Incidental signs, Banners, and Feather signs. The same information can also be accessed through the department website: <http://www.wycokck.org/planning> by selecting the **Zoning** button near the bottom and then reading Chapter 27 > Article VIII > Division 11 – Signs.

If you have any questions about these common sign violations or any portion of the requirements for these signs, or about the process for obtaining sign permits, please contact me, Jason Faust, at jfaust@wycokck.org or 913-573-5756.

Temporary Sign	<p>A sign typically made of lightweight or flimsy material that can be easily or quickly mounted or removed (such as cloth, canvas, vinyl, cardboard, wallboard, or other light temporary materials), with or without a structural frame, intended for a temporary period of display.</p> <p>Note: Examples include real estate signs, election signs, opinion signs, placards, construction signs, or signs that advertise a grand opening or special event. This paragraph is provided to clarify the regulations and does not limit the content of incidental signs.</p>	
Incidental Sign	<p>A sign with copy located on a panel and mounted on a pole or a wall or similar structure, with or without a structural frame, that is normally incidental to the allowed use of the property, but can contain any message or content. Note: examples of incidental signs include directional signs, flags, menu boards, property or tenant identification names or numbers, names of occupants, signs on mailboxes or newspaper tubes, signs posted on private property relating to private parking, political signs or signs warning the public against trespassing or danger from animals. This paragraph is provided to clarify the regulations and does not limit the content of incidental signs.</p>	

c. *Display period.* A detached temporary sign may be erected for the following maximum continuous time periods:

1. Signs mounted with standard wire stakes or T-posts: 30 days.
2. Signs mounted with metal or wood frames, or mounting methods of similar durability: 90 days.

Table VIII-11-12 Temporary & Incidental Signs (Generally)								
Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-O	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
↓ Requirements								
1.	Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required for temporary signs?	No	No	No	No	No	No	No
3.	Permit required for incidental signs?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4.	Number-total (max.)	2	2	2	—	—	—	—
Dimensions								
5.	Sign area, cumulative (maximum- sf) (up to the maximum area listed here or 10% of the building façade if attached, whichever is less)	36	48	48	100	150	300	300
6.	Height (maximum-feet)	4	4	4	6	4	6	6
Location								
7.	Property Line Setback (minimum-feet)	5	5	5	5	5	5	5
8.	Spacing between other detached signs (minimum-feet)	10	10	10	10	10	10	10
Design Characteristics								
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; "—" the standard does not apply.								

(c) *Banners.*



(1) *Definition.* A "banner" means any strip of cloth, bunting, plastic, paper, or similar material, attached to any structure or framing. This definition does not include flags, pennants or streamers.

(2) *Standards.* Banners shall comply with table VIII-11-13 banners and the following:

- a. A banner may be displayed for no more than 60 continuous days during any calendar year.
- b. Banners shall be replaced or removed if they deteriorate by becoming frayed, faded, torn, or shredded in any manner.

(3) *Wall banners.* Banners mounted on a wall shall:

- a. Comply with the standards for attached signs (see subsection 27-728(b)(2)) and count toward the applicable attached sign allocation (see section 27-727), and

- b. Be securely attached flat against the building with metal brackets, expansion bolts, through bolts, or lag bolts and screws.

(4) *Pole banners.* Banners are exempt from the maximum number, dimensions, and location requirements of table VIII-11-13 banners below and the sign allocation system in section 27-727, if they:

- a. Are mounted on a pole that provides a separate functional purpose such as street lighting, and
- b. Contain no text or other elements found in a "sign" as defined in this division.

Table VIII-11-13 Banners								
Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-O	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
↓ Requirements								
1.	Permitted?	Yes *	Yes *	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	No	No	No	No	No	No	No
3.	Number (maximum per frontage for residential lots, per tenant for a multi-tenant building in a commercial or industrial district, or per single-tenant non-residential building)	1	1	1	1	1	1	1
Dimensions								
4.	Sign area (maximum-sf)	6	6	32	32	32	32	32
5.	Height (maximum-feet)	5	5	8	8	8	8	8
Location								
6.	Property Line Setback (minimum-feet)	5	5	5	5	5	5	5
7.	Spacing between other signs (minimum-feet)	10	10	10	10	10	10	10
Rules of Interpretation:								
Yes = the sign type or characteristic is permitted;								
No = the sign type or characteristic is not permitted; * Advertising is not permitted.								

(d) *Feather signs.*



- (1) *Definition.* A "feather sign" means a banner in the shape of a feather, quill, sail, blade or teardrop, and mounted on a solid or flexible pole or cord. These are sometimes referred to as "quill signs" or "sail banners."
- (2) *Standards.* Feather signs shall comply with table VIII-11-14 feather signs and the following:
 - a. Feather signs are not allowed in the public right-of-way. Where feather signs are installed in the right-of-way in violation of this ordinance, the unified government may require the applicant to pay the costs of removing the feather signs to the extent allowed by law.
 - b. Feather signs may only be installed for a maximum of three continuous days during any 60 day period.

Table VIII-11-14 Feather Signs								
Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-O	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
↓ Requirements								
1.	Permitted?	No	No	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	No	No	No	No	No	No	No
3.	Number (maximum per frontage)	—	—	1	1	1	1 for first 100 ft, then 1 per 200 ft max. 3	1
Dimensions								
4.	Sign area (maximum-sf)	—	—	32	32	32	32	32
5.	Height (maximum-feet)	—	—	12	12	12	12	12
Location								
6.	Property Line Setback (minimum-feet)	—	—	5	5	5	5	5
7.	Spacing between other signs (minimum-feet)	—	—	20	20	20	20	20
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; "—" the standard does not apply.								

This flier outlines the work of Money Smart KC. It is also available in Spanish.



MONEY SMART KC
Easy access to everything financial at moneysmartkc.org

				
Budgeting/Smart Spending	College / Career Prep	College Funding	Credit	Disability
				
Economic Mobility	Emergency Services	Employment	Entrepreneurship/Small Business	Financial Coaching
				
Financial Education Consumers	Financial Education Educators	Financial Protection	Financial Services	Government Assistance/Benefits
				
Healthcare	Housing	Immigrant Services	Insurance	Internet Get Connected
				
Investing	Legal Services	Library Services	Loans	Mentoring Programs
				
Online/Mobile Finances	Parenting/Childcare	Reentry	Retirement/Estate Planning	Saving
				
Senior Finances	Tax Preparation	Transportation	Veterans/Military Services	Young Adult/Teen/Youth

 /moneysmartkc
 www.moneysmartkc.org
 @moneysmartkc

This information was put together by Brenda Macke from Burns & McDonnell, the engineering firm working with the U.G. to implement green infrastructure into Wyandotte County:

Summary of Stormwater/Green Infrastructure Analysis

The sewer systems within census tract 422 include both combined and separate, with approximately 40 acres of the census tract draining to an existing separate storm system on Park Drive. The traditional curb, inlet, and pipe system was designed around controlling the quantity of rainfall runoff in the roadway section. The topography of the tract is highest in elevation in the northeast portion. From a stormwater infrastructure perspective, capturing rainfall runoff at its source provides the most cost-effective means of managing both the quantity and quality of the stormwater. The highest impervious areas within the tract are the streets themselves. There are opportunities to expand on the existing storm system on Park Drive, a neighborhood connection between Central Ave and I-70, to provide multi-benefits to the surrounding neighborhood, including:

- Defined connection between Clifton Park and City Park
- Enhanced pedestrian crossing safety at street intersections on Park Drive using bump-outs for multi-benefit, including traffic-calming measures
- Designated parking areas within the road cross section
- Promoted capture and infiltration of the most frequent rainfall events from the highest impervious areas in the tract: the streets.

This expansion could take on the form of constructed curb extensions, or 'bump-outs', within the existing Park Drive cross section at each cross road intersection where stormwater is already collected: 21st St, 22nd St, 23rd St, 24th St, 25th St, and 26th St, Grandview Blvd, and midblock. The curb extensions would capture the rain before it enters the inlet - this rainwater carries with it pollutants that typically make their way downstream to the Kansas River. The extensions provide a stormwater quality benefit to the community by infiltrating this rainwater instead of conveying it to the Kansas River. They provide a traffic calming effect within the road cross section as a driver sees a narrowing of the road width and will slow down. With the extension into the existing road section, they also provide less exposure of pedestrians to vehicles by reducing the pedestrian crossing distance across Park Drive. Figure 1 shows between 30 and 35 curb extension opportunities on Park Drive from 19th St to Grandview Road. These curb extensions could look similar to the examples shown in Figure 2. To compliment these extensions, a bioswale and/or bioretention facility could complement the existing entrance and parking at City Park along Park Ave. Figure 3 shows an example of a bioswale facility at a park.

The existing cross section of Park Drive includes sidewalks on both sides of the road, on-street parallel parking between 19th Street and 26th Street, and two-way traffic with a dedicated turn lane. The sidewalk currently extends from Clifton Park to City Park and Reagan Park, providing an opportunity to expand on the 'mapped' connection of these parks with a very specific pedestrian connection. Curb extensions can complement and enhance this pedestrian connection by increasing green space within the road corridor. Extensions can be planted with low grasses, and depending on the location, with trees to enhance the tree canopy. For this corridor, we envision low maintenance vegetation decided on by the neighborhood.

This vegetation could be extended into the existing parks on both the east and west ends of Park Drive, providing a cohesive appearance. City Park and Reagan Park currently have very defined uses, including baseball and soccer fields. Clifton Park provides an opportunity to explore a new purpose within the neighborhood, which may include bike trails, urban agriculture, or defined play spaces. Clifton Park does experience a dramatic topographic change between Riverview Ave and Ridge Drive. There are opportunities to promote stormwater infiltration within the park itself; however, a significant portion of drainage is bypassing the Park, being conveyed within the street section of Park Drive to the west toward City Park. An option in lieu of curb extensions for the portion of Park Drive between 19th and 23rd St is to convey stormwater south through Clifton Park. The existing storm system at Park Drive and 23rd St could be rerouted south into a new dry creek bed feature through the Park, similar to Figure 4. The dry creek bed could lead to a more substantial infiltration feature, such as the bioretention facility shown in Figure 5. A new playground could be integrated with both the dry creek bed and the bioretention facility, similar to the example shown in Figure 6. The surrounding neighborhoods will be instrumental in redefining Clifton Park's purpose.

UG dollars spent within the Park Drive cross section and within each Park would re-establish the community's connection with the Park system, benefit pedestrians and adjoining residents, define specific uses within the existing street cross section, and enhance the aesthetics of the street corridor while promoting both pedestrian and vehicular safety. Similar applications of curb extensions are being constructed in Philadelphia, PA, Columbus, OH, and Kansas City, MO for multi-purposes and benefits.

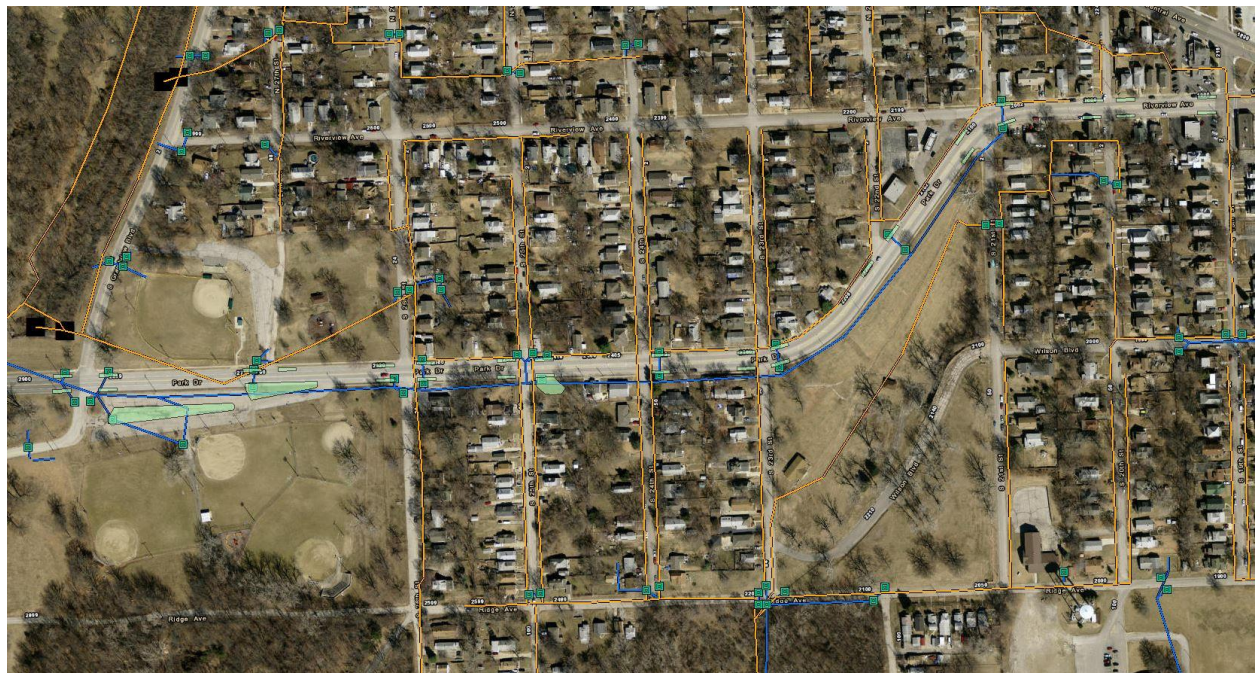


Figure 1 Green Infrastructure Opportunities on Park Drive: Curb Extensions and Bioswale

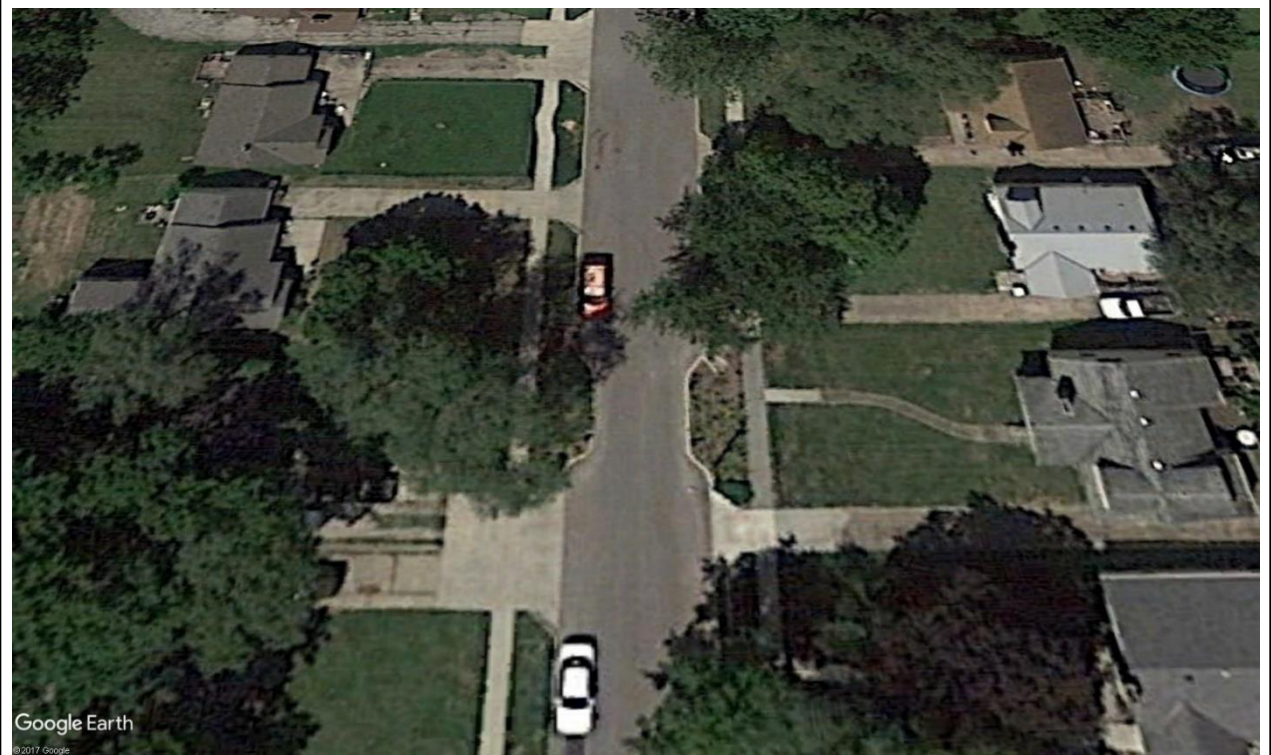
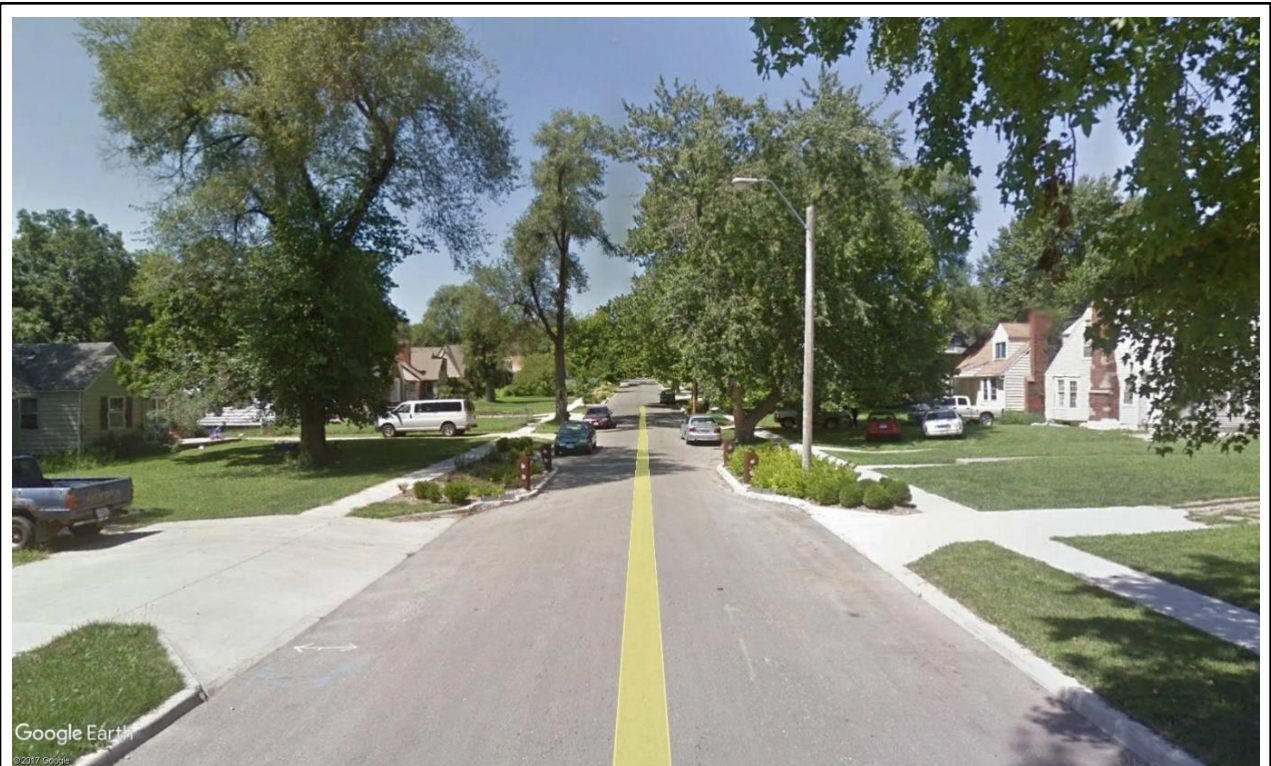


Figure 2 Examples of Curb Extensions in Kansas City, MO (Google Earth Image), Street View and Aerial View



Figure 3 Example of Bioswale Facilities Integrated into a Playground in Lee's Summit (Google Earth) at a Park



Figure 4 Example of Dry Creek Bed for Stormwater Conveyance on Steep Slopes (Arleta Park, Kansas City, MO)



Figure 5 Example of a Bioretention Facility Integrated into a Low Area of a Park (Arleta Park, Kansas City, MO)



Figure 6 Example of Dry Creek Bed and Bioretention Adjoining a Playground (Arleta Park, Kansas City, MO)

APPENDIX C: PUBLIC ENGAGEMENT PROCESS

6/14/17 Resident and Business Community Meetings

Summary of 6/14/17 Unified Government of Wyandotte County and Kansas City, Kansas Resident and Business Community Meetings at Mission Adelante on the proposed NRSA.

People in attendance (afternoon session): 13

People in attendance (evening session): 16

**This number does not include the NRSA team or translators*

During the Unified Government's civic engagement process, residents and area business owners were invited to give input and learn about the efforts to improve their community- Selected Area 422. Two sessions were held, one in the afternoon and one in the evening. In both sessions, participants were given maps of the area, a brief background on the project and NRSA, SWOT-analysis style surveys to fill out, and then participated in small group, facilitated discussions about their ideas. Once ideas were recorded in a small group setting, each participant had the chance to vote on the ideas they valued most for each area of the SWOT analysis. The participant's most valued ideas (with three or more votes) are detailed below, organized by each question they were asked on the survey and in small group discussion.

What do you like about your neighborhood?

- Sense of community
- Neighbors/People
- Diversity
- Schools and parks nearby
- Stability and convenience

What don't you like about your neighborhood?

- Feeling unsafe
- Appearance- code violations, trash, infrequent mowing, graffiti
- Traffic violations- speeding, not stopping at stop signs, driving the wrong direction on one-way streets
- Lack of curbs and sidewalks
- Poor street lighting
- Vacant homes
- Loose animals (some have owners and some do not)
- Multiple similar businesses near one another
- Lack of street signage (dead end and one-way streets with no signs)

What things can be improved in your neighborhood, and how?

- Safety/Security/Patrol
- Street lighting
- Curbs and sidewalks

- Walkability/Convenience of stores and shops
- Code enforcement
- Marketing toward young people in urban areas
- Recreational programming and communication of programs
- Rental licensing- there needs to be more control over landlords
- Graffiti on playgrounds
- Traffic control- speedbumps
- Programs to improve homes and streets

What are the barriers to making those improvements?

- Money
- Language barriers
- Bad branding of the area
- City Hall not responsive
- Difficult process of obtaining permits
- Lack of investment from renters
- Absentee homeowners and landlords
- State laws
- Lack of participation from the community

Other things you would like to share:

- People need to know what resources are available (a website could help).
- We want to see people be good neighbors, participate, help, and care about this area.
- We need walking trails and continuous sidewalks.
- City Park needs improvements.
- We like the DDACT police initiative.

What challenges do you have in accessing job opportunities?

- Lack of information
- Language barrier
- Public transit has limited routes and schedules

What critical housing challenges face your neighborhood?

- Lack of code compliance

It is also worthwhile to note that, because Selected Area 422 is a largely Spanish-speaking community, real-time Spanish translation was provided via headsets for participants that needed the service. All of the surveys, sign-in sheets, and the initial mailing that invited community members to participate, were written in both English and Spanish.

6/14/17 Stakeholder Meeting

Summary of 6/14/17 Unified Government of Wyandotte County and Kansas City, Kansas Stakeholder Meeting on the proposed NRSA.

People in attendance: 35

**This number does not include the NRSA team*

Stakeholder Departments and Organizations (one or more person from each) in Attendance:

Unified Government Departments

Animal Services
Appraisal
Budget
Commission Office
Community Development
County Administration
Technical Services / GIS
Fire
General Services
Land Bank
Legal
Neighborhood Resource Center (Codes)
Parks and Recreation
Police
Public Works
Health Department
Livable Neighborhoods

Outside Organizations

Alcott Arts Center
Dynamic Life Ministries, Inc.
Federal Deposit Insurance Corporation (FDIC)
Habitat for Humanity of Kansas City
Mission Adelante
Sanctuary of Hope
Wyandotte Countians Against Crime (WCAC)

In order to gain input from relevant stakeholders in the Unified Government's NRSA proposal, the project team invited people from various government departments, non-profit agencies, and private organizations in the area to convene and discuss ideas. The group was given a presentation on NRSA, how and why Selected Area 422 was chosen as the project location, maps of the area, and surveys to fill out. The surveys asked the stakeholders if their organization or department could assist, think of challenges, or invest in each of the following categories- transit, housing, education, infrastructure, social services, public facilities, economic opportunities, neighborhood organizations, and other. Once the surveys were complete, the group discussed ideas out loud. The ideas collected from stakeholders are organized by category below.

Transit

Assist:

- The transit department can help provide access to jobs for residents within the area.
- KCATA connections and exclusive routes.
- Work with transit to evaluate needs.
- Build budget / coordinate budget

Challenges:

- Lack of transit in the area.
- No sidewalks or bus station in the area.
- Funding

Invest:

- Create routes that provide job access and connection to regional transit services.
- Add bus station to Workforce Housing.

Housing

Assist:

- Work with citizens to improve property conditions.
- Provide affordable housing materials through ReStore.
- Construct, rehabilitate, preserve, and weatherize homes.
- Build budget / coordinate budget

Challenges:

- Funds for individuals to make repairs
- Vacant or empty structures
- Rental licensing/smoke alarms or lack thereof
- Minor home repair, code violations
- Keeping crime away from properties
- Substandard housing (high rent), lack of affordable housing
- Property values dropping
- Delinquent tax enforcement
- Funding
- Financing for single family residential/don't see as a secure investment

Invest:

- Use demo funds to remove the worst properties not economically feasible to repair.
- Use funds to stabilize/secure abandoned properties (boarding/tarping)
- Funding, housing assistance
- Rehab program through the Land Bank

Education

Assist:

- Provide education of NRC/UG departments and codes and ordinances.
- Provide basic fire/life safety education
- Help spread word about NRSA to watch groups.
- Home ownership education program, financial literacy
- Include education in workforce housing
- Host informative meetings
- Animal safety and care at schools

- Education on pet assistance/resources available
- ESL classes, business coaching
- Build budget / coordinate budget

Challenges:

- Lack of trust
- Truancy
- Language barriers / cultural differences
- Communication of options- GED, etc
- Teaching all PD about NRSA
- People not aware
- Funding

Invest:

- KCKFD strives to accommodate requests
- Offer more educational assistance in relation to English learning.
- Offer business development classes.

Employment

Assist:

- KCKPD Career Fair
- Hire area workers for infrastructure
- Jobs/employment may be a top issue for our current CHA/CHIP process. Could integrate this focus in action planning, possibly.
- Assist with new businesses.
- Target Central Ave. businesses along central corridor and offer incentives

Challenges:

- Lack of qualified applicants
- Few new jobs
- No resources on practical business coaching.
- Lack of large employers

Invest:

- Develop a clear understanding of employers' needs
- KCKPD officers have a local sign up day
- Small business development education/business coaching

Infrastructure

Assist:

- Storm, sanitary, streets, sidewalks, and signs
- Utility upgrades
- DDACTS zone, observation memos
- Provide a great pool of volunteers to help with maintenance of the buildings
- Evaluate, plan, program and construct improvements
- Already working on streets, sidewalks, etc.

- Build budget / coordinate budget

Challenges:

- Coordination with BPU and other utilities
- Investment level
- Lack of sidewalks to bus stops for youth
- Jobs/employment may be a top issue for our current CHA/CHIP process. □ Safe for safe and affordable housing. The HD would not take over planning/convening efforts already happening, but would lend support as appropriate.
- Large investments, coordination
- Funding
- South central portion where Land Bank area is heavy – need better infrastructure on Bunker or Pacific- may need 2 lanes

Invest:

- Integrate needs into 5 year CIP and annual Operations budget as much as possible
- Portion Unified Government Public Works dollars and budget

Social Services

Assist:

- Coordinate repairs through Home Repair Coalition
- Expand CIT program (Crisis Intervention Team)
- Community gardens, senior facility
- Police Patrol / community engagement
- Help refugees and immigrants to better integrate into society

Challenges:

- Resources
- Homeless
- Public provided resources and assistance are not used to potential
- Identify social problems in the area

Invest:

- Have some minimum home repair funds
- Provide premises for the public community activities

Public Facilities

Assist:

- Public Works will evaluate public facilities similarly to infrastructure.
- Monitor properties involved.
- Community enhancement projects (pavilions, park buildings, benches, etc.)
- Meeting place
- Building assessments

Challenges:

- National Guard properties

- Buildings not code compliant for specific occupancy types
- Aging/Assistance facilities that require special work
- Crime

Invest:

- Develop management plan for facility upgrading

Economic Opportunities

Assist:

- Small business opportunities
- Hire local workers.
- Rehab program with Land Bank
- Opened a thrift store that employs people from the community
- Public awareness

Challenges:

- No awareness

Invest:

- Education on programs and assistance

Neighborhood Organizations

Assist:

- Provide basic fire/life safety education
- Watch group meetings
- Dynamic Life will be housing the Bethel Neighborhood group, Senior Group, and food pantry while they remodel.
- Provide a key point of contact
- Livable Neighborhoods
- Neighborhood Associations training
- Gather community together
- Stray animal prevention, feral cats education
- Use Sanctuary of Hope for meeting place, perhaps get involved in neighborhood
- Existing partnerships with other nonprofit/business entities
- Our office could assist in speaking with neighborhood organizations about values and appeals process, as well as programs the UG offers

Challenges:

- “Don’t ask, don’t tell” mentality
- Lack of community participation in watch groups.
- Involvement
- Lack of communication
- Some run down properties need improvement

Invest:

- WCAC bought park from UG and planted fruit tree orchard for neighborhood.

- Make new groups, assist existing groups with getting bigger

Other

Assist:

- Youth Works is housing teen mission groups over the summer as they come to KC to work in the community.
- Dynamic Life houses a Nepali, Karen, and Hispanic church (Nepali church is preparing to offer a citizenship class for Nepali in area.)
- KCKPD blight and crime crack down
- Community Policing works hand in hand with Codes Department
- Money Smart KC
- We want to create a mixed use area.
- Other potential CHA/CHIP issues areas: Access to healthy foods, access to medical care, childhood trauma/ACES
- Maps and apps- targeted focused maps and web applications to support messaging, activities, and analysis. Data gathering.
- Build budget / coordinate budget / track budget
- Can provide data overtime to assist with measurement of progress

Challenges:

- Short staffed/overtime issues to provide public education
- Language barrier
- Delinquent Tax
- Involvement from PD
- Limited access to central security office
- Crime reduction/shots fired calls
- Vandalism on property
- People using our grounds for other purposes than we intend it to be used for
- Finding funds

7/12/17 Resident and Business Community Meetings

Summary of 7/12/17 Unified Government of Wyandotte County and Kansas City, Kansas Resident and Business Community Meetings at Mission Adelante on the proposed NRSA.

People in attendance (afternoon session): 6

People in attendance (evening session): 12

**This number does not include the NRSA team or translators*

For this set of community engagement meetings, the NRSA team presented participants with more of a solutions-based approach. First residents were given handouts, in both Spanish and English, which summarized the input received from the meetings a month earlier. They were then presented with some of the “easy wins” that stakeholders came up with in the stakeholder meeting earlier that day. After a brief discussion about the input already collected, participants were invited to propose possible solutions in three aspects of their neighborhood- housing, economic opportunities (including transit, education, and employment), and public infrastructure and facilities. The solutions mentioned are detailed below.

Housing

- Utilize Facebook- WyCo Lost/Found for lost or loose animals
- Possible Adopt-a-Lot program
- As residents, call in problems to the city, mow property, and encourage/help neighbors with proper home ownership.
- Provide education on how to be a good neighbor.
- Assemble a team of volunteers to mow grass for neighbors who don't.
- Communicate how to properly maintain a home and go after landlords too.
- Be proactive with code enforcement.

Economic Opportunities (Including Transit, Education, and Employment)

- Transit
 - Provide education on the public transit system.
 - Create more direct routes.
 - Create more flexible schedules.
 - Work with KC Bike Project to encourage and simplify bike riding.
- Educate youth on the importance of staying in school.

Public Infrastructure & Facilities

- Implement more traffic calming measures.
- Repair curbs.
- Connect and repair sidewalks.
- Create more volunteering opportunities- there are many skilled laborers in the community.
- Service from offenders
 - Utilize juvenile probation hours to clean up, etc.

- Partner with Parks
- Install better street signage/ make sure street signs are visible.
- Fix or install street lighting.
- Create events at City Park to make people aware of their park and help them connect/build up the community.
- Create neighborhood garden plots.
- Maintain/improve crosswalks.
- Work with Safe Routes to School to create a safe space for kids to wait for the bus.

7/12/17 Stakeholder Meeting

Summary of 7/12/17 Unified Government of Wyandotte County and Kansas City, Kansas Stakeholder Meeting on the proposed NRSA.

People in attendance: 28

**This number does not include the NRSA team*

Stakeholder Departments and Organizations (one or more person from each) in Attendance:

Unified Government Departments

Appraisal
Commission Office
Legal
Transit
Budget
Healthy Communities
Community Development
Parks and Recreation
Land Bank
Animal Services
Neighborhood Resource Center (Codes)
Police
Livable Neighborhoods
Treasury
County Administration

Outside Organizations

USD 500
Wyandotte Countians Against Crime (WCAC)
Mission Adelante
Central Avenue Betterment Association
(CABA)
Alcott Arts Center
Habitat for Humanity of Kansas City
Federal Deposit Insurance Corporation (FDIC)
Girl Scouts
Local Initiatives Support Corporation (LISC)
Hispanic Economic Development Corporation
(HEDC)

For the second stakeholder meeting, the NRSA team asked participants to provide input on solutions in three areas- housing, economic opportunities (including transit, education, and employment), and public infrastructure and facilities. The team then asked the stakeholders to identify “easy wins” from these ideas. The solutions mentioned are detailed below. The ideas considered “easy wins” are marked with an asterisk.

Housing

- Provide education on:
 - Neighborhood Revitalization Act (NRA)*
 - Code enforcement*
 - What resources/programs are available*
 - Create a list
 - Responsible property ownership in KCK*
 - Rental property rights and expectations of landlords*
- Identify vacant properties and create a registry.*
- Map- layer/visualize where the different types of homes are/hot spots*
 - Could focus on small area
- Subcommittee of issues and barriers – home improvement and ownership, and other issues or underwriting, education, CRA*

- Encourage buyers, not renters*
- Improve animal services, education, and promote programs available*
- Service project that is visible*
 - Christmas in October
- Look at neighborhood associations and see what is not there. Help set up a group and do training*
 - Establish a neighborhood network
- Enforcement of problem properties*
- Offer a deal through the Land Bank- purchase multiple houses to get a financial deal
- Require rehabbers who purchase Land Bank property to donate services to the community.
- Investment fund – LISC to make investment and resources to meet housing challenges
- Historic rehabs by Habitat, can take on vacant lots
- Define the distinction between minor home repair and home repair.
- Provide financing/credit access for home repair with equity
- Create a code violation resolution program for low-income homeowners.
- Paint homes.
- Address social issues
 - Problems with home ownership can be better addressed once other social issues are addressed.
- Utilize Girl Scouts to educate families and complete service projects.
- Educate on safety indirectly instead of enforcement.

Economic Opportunities (Including Transit, Education, and Employment)

- Bus pass (student ID as free bus pass- KCKCC recently approved, Donnelly College is considering)*
- Future major developments should include community benefits component
 - Trickle down economic impact, need reciprocal services
 - Business In A Day- template they use to walk people through process*
- Future development agreements should have appropriate language from legal staff to have developers contribute to the community*
- Local business directory*
 - Program for skilled workers to get the necessary licenses, etc to work for themselves
- ID barriers for business owners to hire community members*
- Inventory of agencies that provide the resources*
- Youth development program for kids to work on some of the identified issues in area- we could pay them to hit some of these issues
- Program with agency for licensing- Assist individuals wanting to start a new business with bonding*
- Web presence to connect community*
 - Next Door

- Utilize small business liaison.
 - Look at incentive package for small businesses or microloans.
 - Partner with Mission Adelante
- Provide skills training.
- Provide education on the permitting process and provide social support for prospective business owners.
- National Guard Armory- could find a way to take possession or get into Land Bank, could help the whole area
- Create more businesses near I-70 with buffers for residential
- Help refugees and immigrants acclimate to society
- Create computer literacy programming
- Create a Community Improvement District around 18th St.
- Educate employees through HEDC

Public Infrastructure & Facilities

- Improve street signage*
- Improve street lights*
 - Identify where they need repairs/replacements/expansions
- Create a Neighborhood Clean Up Day*
- Improve arks shelters*
- Sidewalk gap completion- connectors*
- Decrease speeding.
- Look into creating a dog park.
- Utilize technology to receive and handle complaints.
- Invest in a signature park.
 - Collaborate with community groups to improve parks

9/13/17 Resident and Business Community Meeting

Summary of 7/12/17 Unified Government of Wyandotte County and Kansas City, Kansas Resident and Business Community Meetings at Mission Adelante on the proposed NRSA.

People in attendance: 16

**This number does not include the NRSA team or translators*

For the third resident and business meeting on the proposed NRSA, attendees were given a brief presentation on the opportunities identified in the NRSA Plan as ways to help their neighborhood. They were also offered printed copies of the NRSA Plan if they wished to read it and offer feedback. After the presentation, they were asked a series of questions in order to gauge their opinions on a few of the NRSA team's ideas.

Feedback During Presentation:

- Does anyone know what WCAC is?
 - 4 people said yes.
- Signs should say “dead end” instead of “no through” because people understand “dead end” better.
- Bill Mullins (on CABA board, not a resident in the proposed NRSA)
 - There is an intersection between difficulties with health and failing neighborhoods (like poor life expectancy)
 - There seems to be tension with code compliance.
 - This neighborhood has gone subcritical.
 - What will the cultural mix of this area be down the road? We need to plan long-term.
 - This area seems like a risky place to start.
 - I heard that Livable Neighborhoods and NBRs aren't going to get support from the U.G. on this project.

Questions

Would you like the U.G. to help set up a neighborhood naming process? If so, what are your ideas on how to engage your neighbors?

- Alcott Neighborhood Group is the informal group around Alcott Arts Center. There used to be an Alcott school. We need to hold onto this history.
- Kids see this area as 3 distinct neighborhoods because they go to different schools and only hang out with kids from certain areas. The areas don't always have names, but Alcott and Trolley Park are sometimes said.
 - The area might be too big to name realistically, but Park Drive works for the NRSA plan.
- Clifton Hills
- Park should be in the name if one is chosen.

- We don't necessarily have to lose separate areas if we choose a big area name. (Look at Malborough in Missouri- they named the large area Malborough but retain the small area names too.)
- We shouldn't take away from anyone else's history
- The street Park Drive doesn't go through anymore, it's been cut off to prevent dumping.
- If there is a name chosen, you should collect ideas and vote on them.
- The new park shelter will be noticeable. You could put signage up to give ownership of the project, like "This shelter was built as part of the ____ program."
 - You can name individual projects instead of the whole neighborhood.
- People here don't say they live in "WCAC." They typically just describe the area. The name isn't really a big deal.
- Is there an area plan? You could preserve the historical parts but still designate an area.
- You could say Park Drive "Rehabilitation" or "Revitalization" or "Development" instead of the neighborhood

Would you have an interest in working with the U.G. to organize a neighborhood event? What would be fun?

- Farmer's Markets (there is one at 22nd and Central) or community gardens
 - Build on what's already been done
- Honestly, people just want to live in their houses and not do extra work. To a lot of people, better = newer and easier. You describe this well on page 18 of the plan.
- Community meetings mostly draw only older people
- Signage with links could provide quick, easy things for the community to engage with. You could use codes or links that people can look up on their phone for more information. Ex. "This project was paid for by..." with a link.
- Sidewalks and speedbumps will make people feel safer and more likely to come outside and engage.
 - Traffic makes it hard to let kids out and go out themselves.
 - We need speedbumps. Other neighborhoods get them and we don't. We have a petition for them but the city hasn't done anything yet.
- Schools should get involved. Wyandotte High School has an atrium.
- Residents want the bakeries with doughnuts and coffee like before.
- The design on the neighborhood watch signs were a contest before. You could do something like that.
- The city does not monitor the areas with speedbumps. Having them really doesn't help because drivers still fly over them. One car even flew over a speedbump and hit a parked car because of it.
- Alcott has events- we can piggyback off of these
- Catholic Charities has a Farmer's Market
- The schools hold Family Advocacy Day

- Good schools to connect with would be JC Harmon, Wyandotte, Argentine, and other middle schools. You probably don't need to do the elementary schools as much.

If we could assist you or your neighbors with housing maintenance issues, what would you be looking for? Grants, volunteers, access to assistance programs, etc.

- Put a dumpster out every once in a while.
 - Operation Brightside was wonderful
 - Big Item Pick Up and unlimited trash is already provided here and that's very rare
- Unhealthful conditions of housing
 - Prioritize initial resources for health-related concerns
- BPU bills might be a good way to communicate renter's rights / expectations
- Educate residents to contact BPU with lighting issues
 - Do they have a night shift to evaluate street lighting?

How should we connect with you in the future? Social media, email, phone, U.S. mail, door hangers, etc.

- Next Door and the flyer in the mail
 - (Everyone in attendance received the flyer, some also saw notice on Next Door)
- E-News and Livable Neighborhoods
- Web page (it would be a good idea)
- Alcott has art exhibits, 2 going right now
- Wyandotte County has a lot of springs, we need to protect them

9/13/17 Stakeholder Meeting

Summary of 9/13/17 Unified Government of Wyandotte County and Kansas City, Kansas Stakeholder Meeting on the proposed NRSA.

People in attendance: 29

**This number does not include the NRSA team*

Stakeholder Departments and Organizations (one or more person from each) in Attendance:

Unified Government Departments

Animal Services
Appraisal
Livable Neighborhoods
Budget
Commission Office
Community Development
County Administration
Fire
Land Bank
Legal
Parks and Recreation
Police
Public Works
Transit
Economic Development

Outside Organizations

Alcott Arts Center
Central Avenue Betterment Association
(CABA)
Federal Deposit Insurance Corporation (FDIC)
Habitat for Humanity of Kansas City
Girl Scouts
UMB Bank
Wyandotte Countians Against Crime (WCAC)
Community Housing of Wyandotte County
(CHWC)
USD 500
Hispanic Economic Development Corporation
(HEDC)

For the third stakeholder meeting, the NRSA team handed out draft copies of the NRSA Plan for attendees to read and offer feedback. The stakeholders were then presented with the purpose of the NRSA, a recap of the area chosen, and the opportunities, benchmarks, and leverage outlined in the plan. When discussing the opportunities and benchmarks, the large group was asked if they had anything to add. Then they were broken into three small groups – housing, employment and economic development, and education.

** The following thoughts are paraphrased and not all-inclusive.*

Large Group Discussion

- Jennifer Stewart (Animal Services)- Dog park at collapsed shelter spot in City Park?
 - A: Melissa (NRSA Team)- Possibly- we can gauge community interest
- LaMonica Upton (Livable Neighborhoods)- Are current homeowners being addressed as much as new development?
 - A: Melissa Sieben (NRSA Team)- Yes- we can make that clearer
- Commissioner Melissa Bynum- Is the U.G. rehab program referenced in the document the program the Land Bank rehab program?
 - A: Melissa (NRSA Team)- A: Yes
- Nancy Burns (Register of Deeds)- What % of the area is renter-occupied?

- A: Logan Masenthin (NRSA Team)- 61.8% is owner-occupied
 - Brennan Crawford (CHWC)- This is a healthy number.
- Pat Turner (Habitat for Humanity of KC)
 - Habitat puts on Rock the Block- which is 2 days of home remediation on a block. They did Highland, now Belfonte. They might be able to do the same in Park Drive.
 - Q: Andrea Generaux (Livable Neighborhoods)- Would you need funding for that?
 - A: Pat- We have the funding, we would just need to coordinate with the city- we are waiting for the opportunity to do so.
 - A: Andrea- Just making sure it's not only KCMO's money. We should get in touch because I didn't realize Habitat was working in Wyandotte right now.
- Pat Turner (Habitat for Humanity of KC)- Habitat is moving away from new construction to a more holistic approach of revitalizing neighborhoods
 - Home preservation, rehab, and weatherization.
- Edgar Galicia (CABA)- It's important to collaborate with historic orgs and combine programs of various organizations into resources for residents. Understand the orgs and what they have available. Partnerships are important.
 - A: Wilba (NRSA Team)- We agree, coordinating with stakeholders is a huge part of this.
- Edgar Galicia (CABA)- The community is very appreciative of this effort. Other strategies are to:
 - Move meetings to the street level.
 - Organize block parties to come talk to the community
 - Knock on doors to invite people to meetings.
- Andrea Generaux (Livable Neighborhoods)- The Health Department is starting an initiative of community health with four parts- violence, safe and affordable housing, education and jobs, and access to health, mental and dental. Since stakeholders will already be convened, the NRSA team could piggyback off of these meetings.
 - A: Wilba (NRSA Team)- The Health Department is already partnering with Community Development on the lead-based paint program, so that would be a good addition.
 - A: Andrea- Yes, it's the same group of people so it would be a good way to save time for people
- Commissioner Harold Johnson- Is there a way to find money to help businesses improve their storefronts and signage along existing corridors? Could we find partners to help fund the effort?
- Edgar Galicia (CABA)- We need to understand business's modus operandi. 80% of the Central Avenue corridor is debt-free right now (which is great). Business owners have creative ideas, but not the financing to accomplish them- they are often adverse to loans. Even so, they don't need charity, just time to pay things back. They are willing to pay, but need trust issues with the government resolved. They also need cultural awareness.
 - A: Jon Stephens (Economic Development)- We want to create a toolkit to present various options to businesses for improvement. Things like match grants and

overlays. We understand that business owners have different preferences and need options. We also plan on hiring a small business liaison.

- A: Edgar Galicia (CABA)- I could give the U.G. a road map of the various ways businesses around here become successful. For instance, signage.
 - Signage is an investment and you don't want to invest in expensive signage if you're trying a risky new idea (unnecessary financial risk)
 - It's better to use a banner for 6 months, and if you are successful enough with that, to get a better sign.
- Marisa Martinez (UMB Bank)- I'm hearing that people think we need to listen to residents and not pigeon-hole traditional responses. Canvassing can go a long way to receive input from the community. A comprehensive summary of resident input can go a long way for investors and stakeholders, it will help them align.
- Edgar Galicia (CABA)- CABA hosts a Free Wheels for Kids program to teach them to ride, repair and own bicycles. While initiating the program, they asked 4th graders what they would like for riding bikes? They provided a very pure source of communication. We should ask kids what they want for their neighborhood.
- Raquel Ayala (USD 500)- The schools are in the works to have events with Boy Scouts and Girl Scouts
- Paul Soptick (WCAC)- I have an issue with the way the submission talks about the area needing a more formal neighborhood group on pages 17 and 6. WCAC has been around for a very long time, even before Livable Neighborhoods.
 - A: Andrea- I was going to point out too that Livable Neighborhoods can't overlay neighborhood groups so this area couldn't have its own neighborhood group since WCAC is already there.
 - A: Logan- I apologize if that information was written down in a misleading way. We know that WCAC is a formal neighborhood organization in the area. We were hoping to create something smaller so it could be more localized, but we appreciate your feedback.
- Edgar Galicia (CABA)- We could do "heads of the block" instead, to engage people.
 - A: Andrea- We can do that.
 - A: LaMonica- Neighborhood groups are smaller scale and people choose not to participate in them. Big projects with the U.G. are larger scale and seen as separate from neighborhood group work. The U.G. needs to partner with WCAC to coordinate and show the residents a combined effort. We can pull WCAC's existing block captains. It's important we make it look like a "seamless push."
 - A: Andrea- We also need people who are willing to be engaged.
 - A: Paul- Neighborhood groups are important because they're on the street level.
 - A: Wilba- We agree. We want this project to be a success like Waterway Park.
- We need to create engagement beyond 5 years

Housing Small Group Discussion:

- In group:
 - Logan Masenthin (County Administration)
 - Pat Turner (Habitat for Humanity of KC)
 - Terry (FDIC)
 - Kathy Briney (County Appraiser)
 - Brennan Crawford (CHWC)
 - Megan Painter (CHWC)
 - Jeremy Rodgers (Parks and Recreation)
 - Andrea Generaux (Livable Neighborhoods)
 - Chris Green (Alcott Art Center)
 - Chuck Green (Alcott Art Center)
 - Paul Soptick (WCAC)
 - Chris Slaughter (Land Bank)
- Efforts on the Missouri side have shown us that the effort has to come from the residents. One guy didn't want to participate in our Rock the Block initiative even though he had the biggest and least taken care of property on the block. But once we started working and excitement built up, he called us and asked to participate.
- WCAC started before Livable Neighborhoods. We started by walking every house in the area. We created boundaries because we had to in order to become a neighborhood group, but WCAC originally started as a county-wide concept. The area is big but we've done exceptional things.
- There is an issue with absentee landlords on 16th St
- Habitat wants to work on home preservation and needs partners like WCAC in order to be successful.
 - How does Habitat choose blocks for the block-to-block program?
 - Homeownership is the biggest factor, then we survey needs and talk to local partners for input.
- The home repair coalition for the Health Department's initiative can come in. We didn't have Habitat's contact before so now we can connect with them. We can pull coalition members together.
 - Christmas in October- people are always asking for projects they can work on
 - Some volunteers specifically want to work in Wyandotte County
 - The Health Department's safe and affordable housing group
 - Includes Todd Jordan of United Way
 - Spans the whole city
 - Can identify measurable for the city that can then be applied to the NRSA
- The Health Care Foundation and Children's Mercy recognize the correlation between health and housing. Children's Mercy has a home repair program.
- You have to open up opportunities for funding in order to get funding.
- The Health Department's Housing group needs to add a community piece too.
 - We reach out to a lot of stakeholders already.

- We will have 6 meetings facilitated by KU. The Health Department is already paying for them so we can piggyback off of their meetings and ideas.
- How will we develop this neighborhood? Should we replicate the 1950s type structures or go more modern for new homes?
 - We should work with WCAC. The first neighborhood can generate a point of entry and then we can build interest and add more from there.
 - The CHWC can bring resources to block-type initiatives and then identify clusters of infill needed. (It is better to do infill in clusters rather than just one at a time). Then we can look at city assets.
 - Start with low-cost, high touch projects and then build (infill and rehab) – Look at Waterway Park as an example.
 - Infills generally mimic current landscapes but do add things (like garage doors, basements, etc)
- Make it a place people want to live. Responsible landlords could lease to own.
- We need an ongoing conversation between multi-family and homeownership- we need a tolerance for the mix of both.
- Most people don't have a problem with rentals if the landlord is responsible. But some landlords might not live in the area, they don't consider the home an investment and they don't care. We could shift this if landlords felt like the homes were an investment.
- We need to bridge the gap between renters and homeowners and connect them.

Economic Development Small Group Discussion:

- In group:
 - Melissa Sieben (County Administration)
 - Jon Stephens (Economic Development)
 - Edgar Galicia (CABA)
 - Reginald Lindsey (Budget)
 - Marisa Martinez (UMB Bank)
 - Ryan Haga (Legal)
- Small business training
 - Determine what the need really is by connecting with the businesses through CABA
- Small repair loans would be something the businesses might entertain
- Crowdfunding – is something the business community is interested in
- Comfort for management of debt by cultures is something Edgar pointed out to the group:
 - 60-120k Caucasian
 - 20-50k African American
 - 6-30k Latino
 - The sweet spot is 30-50k.
- Latino population would rather save than go to the bank
- How to invest in businesses – Latino families do not see this directly

- Investment leads to middle class success in Latino families, but are against borrowing money to do so
- Banks may need education and awareness of cultural differences
- La Placita – Bi-monthly market at Bethany Park
 - Entrepreneurship program
 - Incubator
 - License/permitting
 - Businesses given a tent a table and 2 chairs
- Businesses in the area are 80% into food products
- Transportation
 - Reinvent American way- should use sidewalks
 - Challenge system
- Physical, emotional, spiritual

Education Small Group Discussion:

- In group-
 - Wilba Miller (Community Development)
 - Gordon Criswell (County Administration)
 - Capt. Shane Turner (Police)
 - LaMonica Upton (Livable Neighborhoods)
 - Lisa Peña (Girl Scouts)
 - Raquel Ayala (USD 500)
- KCK Public Schools USD 500 has a Diploma Plus program that works with kids from elementary school on up. Donnelly College is a partner. KCKPS have a Migrant Department and ESL.
- PTA's are not in every school anymore.
- DDACTS – not an official report. Spontaneous crime is down. Other crime is not, but they are only 3 months in on a one-year project. Note that kids are back in school.
- Cost to the families – may be able to have a very few scholarship.
- Girl's Scouts – have mentorship programs, financial literacy, etc. Are in the process of establishing a troop at Grandview Park church.
- Need to get Big Brothers & Big Sister's involved in the area.
- District Attorney's new Truancy Program
- Reality U interviews high school kids about their life choices based on their grades
- STEAM- Science, Technology, Engineering, Arts, and Math
- Celebrate small wins with the kids.