



Housing Authority
Kansas City, Missouri



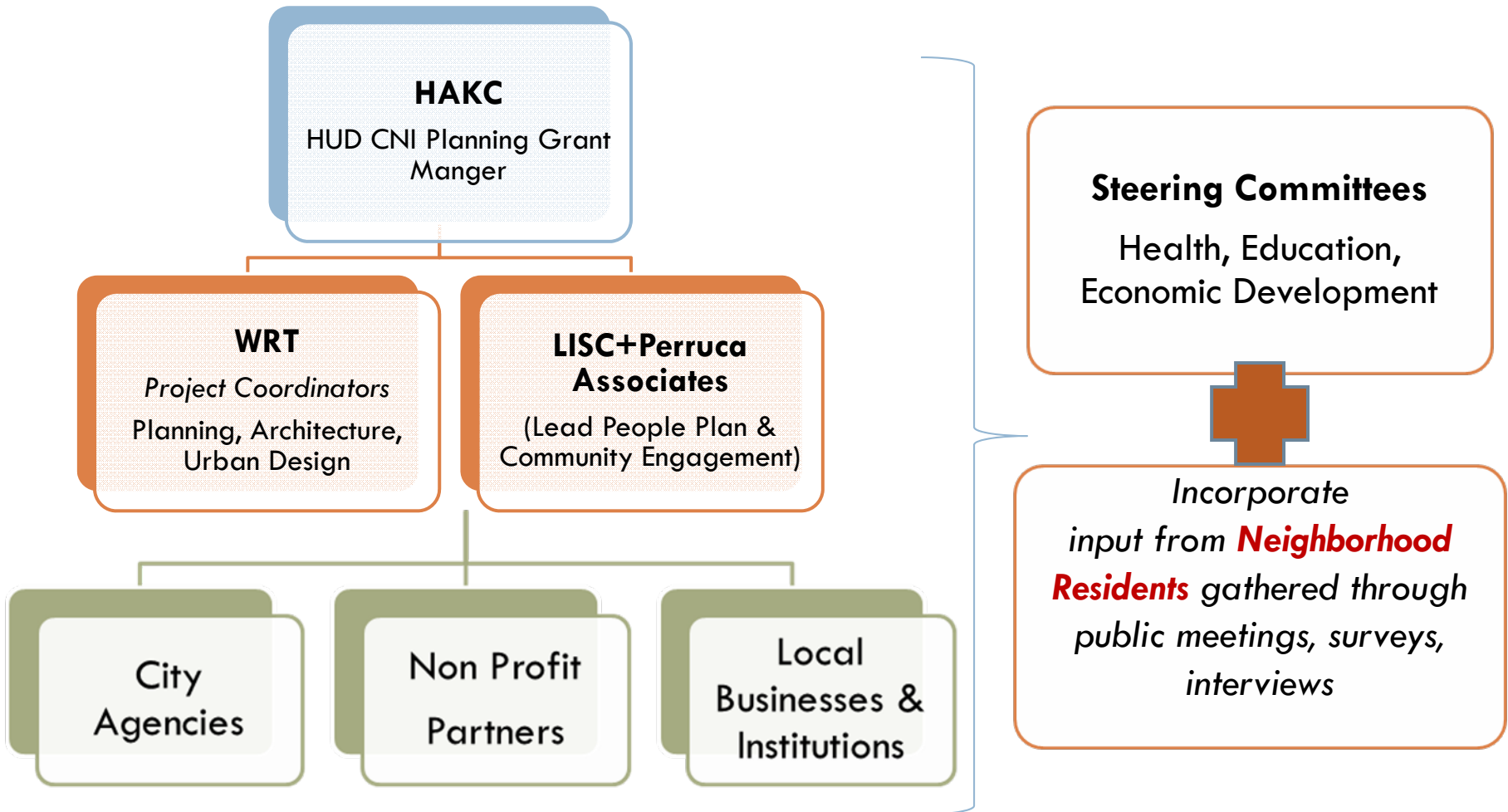
PASEO GATEWAY CHOICE NEIGHBORHOODS TRANSFORMATION PLAN

Agenda



- I. **Welcome/Introductions (6:30pm)**
- II. **Presentation (6:45-7:15pm)**
 - Introduction to Choice Neighborhoods' Process
 - Project Goals
 - Schedule
 - Study Area Boundaries
 - Relationship to other planning processes
 - Study Area Context
 - Key Findings
 - Next Steps
- III. **Questions and Answers (7:15-7:30pm)**
- IV. **Refreshments and move to breakout rooms (7:30-7:45pm)**
- V. **Breakout Session Discussion (7:45-8:30pm)**

Project Team



CNI Planning Grant Award



*Competitive
grant process
based on:*



Capacity

- Capacity of HAKC to lead the process
- Experienced team



Need

- Building system and site deficiencies
- High poverty
- Low performing schools
- High crime
- Disinvestment
- High vacancy



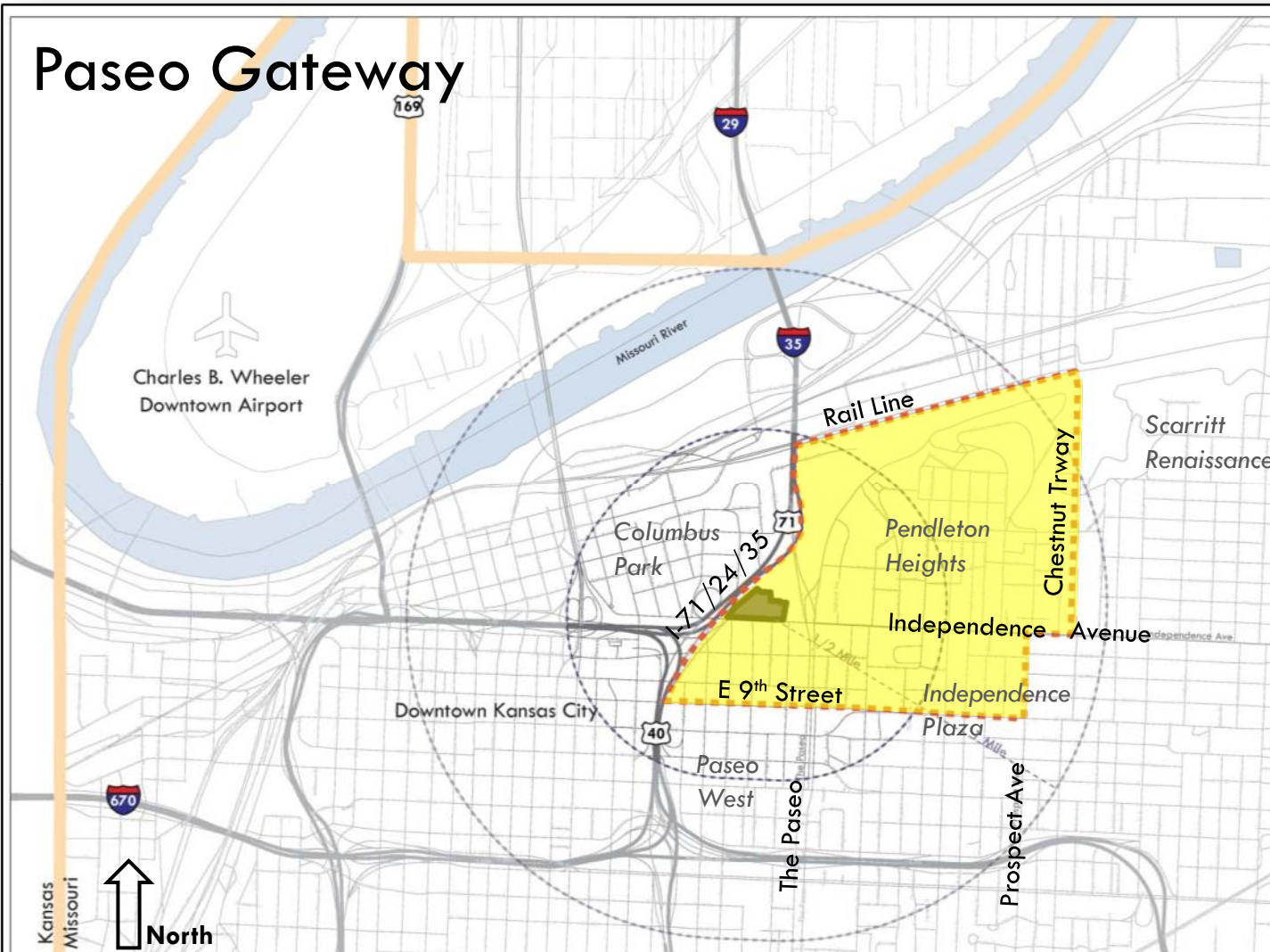
Plan

- Needs Assessment
- Resident and Community engagement
- Capacity building
- Consistency with other planning documents

Study Area Boundaries



Paseo Gateway



Approximately
1 square mile

4,833 residents

1,828 households

1-mile from
Downtown

Paseo Gateway is
growing at a faster
rate than the City as
a whole
6.4% vs. 4.1 %

HUD CNI Program Goals



Comprehensive Approach to Neighborhood Transformation based on three core goals

1-Housing

Revitalize severely distressed public and/or assisted housing

2-People

Support positive outcomes for residents' health, safety, employment, mobility, and education

3-Neighborhood

Transform distressed neighborhoods into viable, mixed-income neighborhoods with access to services, public assets, and amenities

Project Goals

Primary Goal

Redevelopment of Chouteau Courts site and rebuilding of new energy efficient, mixed-income housing that can become a catalyst for neighborhood revitalization.

Plan Components

- Replacement Housing Plan for existing 140-units
- Neighborhood Plan -economic development, transportation & access, neighborhood amenities
- People Plan - Education, Health, Safety and Employment (LISC-Quality of Life Plan)



Housing Objectives

- Energy efficient, sustainable, accessible
- Mixed-income (rental and homeownership)
- Constructed with high-quality, low-maintenance materials
- Relates to character of existing neighborhood



Replacement Housing

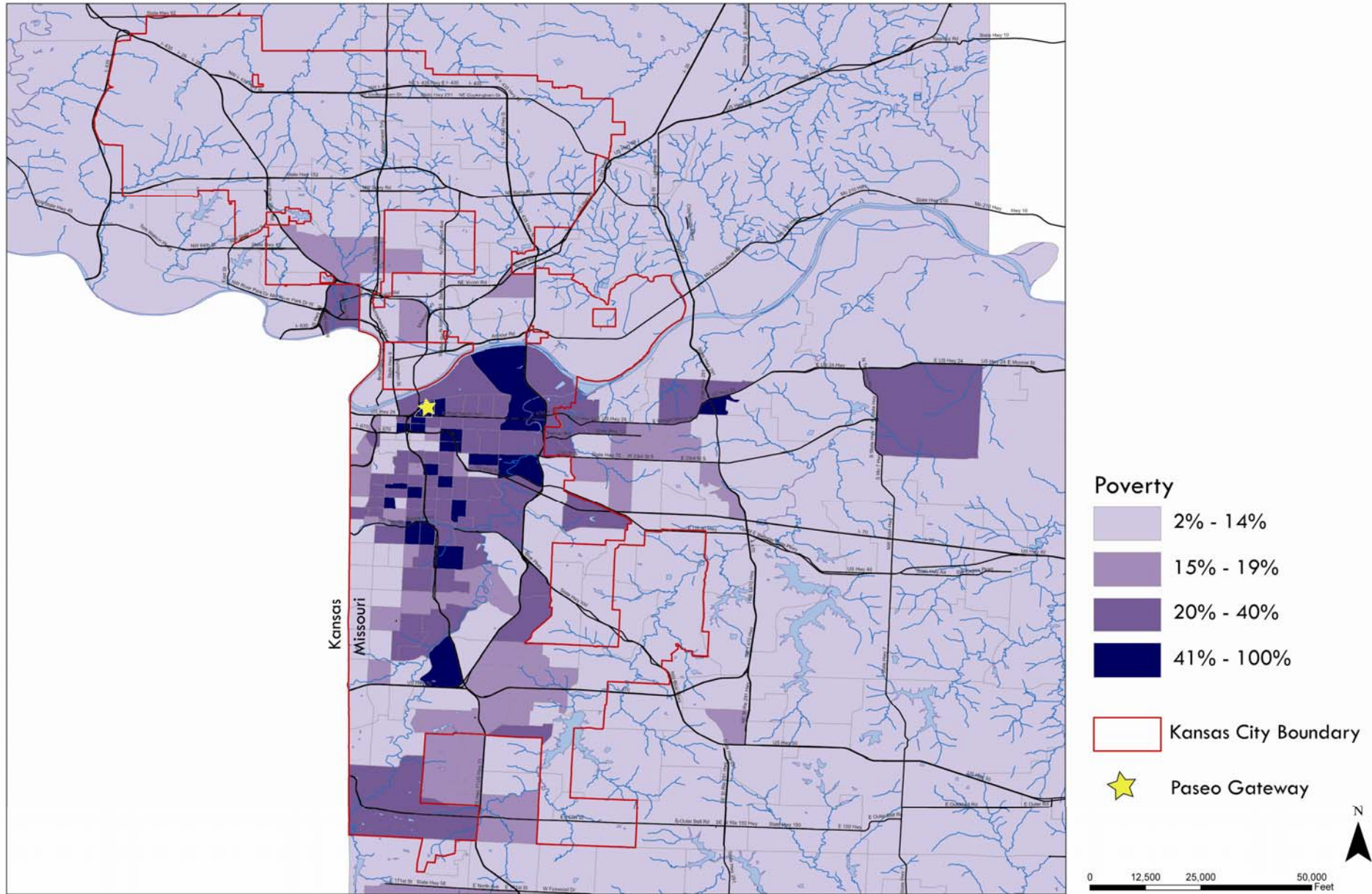
- Housing Choice Opportunity for Returning Residents
 - ▣ First priority given to lease eligible returning residents
- Replacement Housing Strategy
 - ▣ One-for-one of existing 140 units +
 - ▣ Additional market rate and affordable units
- Replacement Housing Sites (HUD requirements)
 - ▣ On-site and/or in the target neighborhood being revitalized
 - ▣ Within Kansas City, MO
 - Comply with fair housing requirements;
 - De-concentrate poverty; or
 - Redevelop onsite with appropriate densities

HAKC Completed Projects

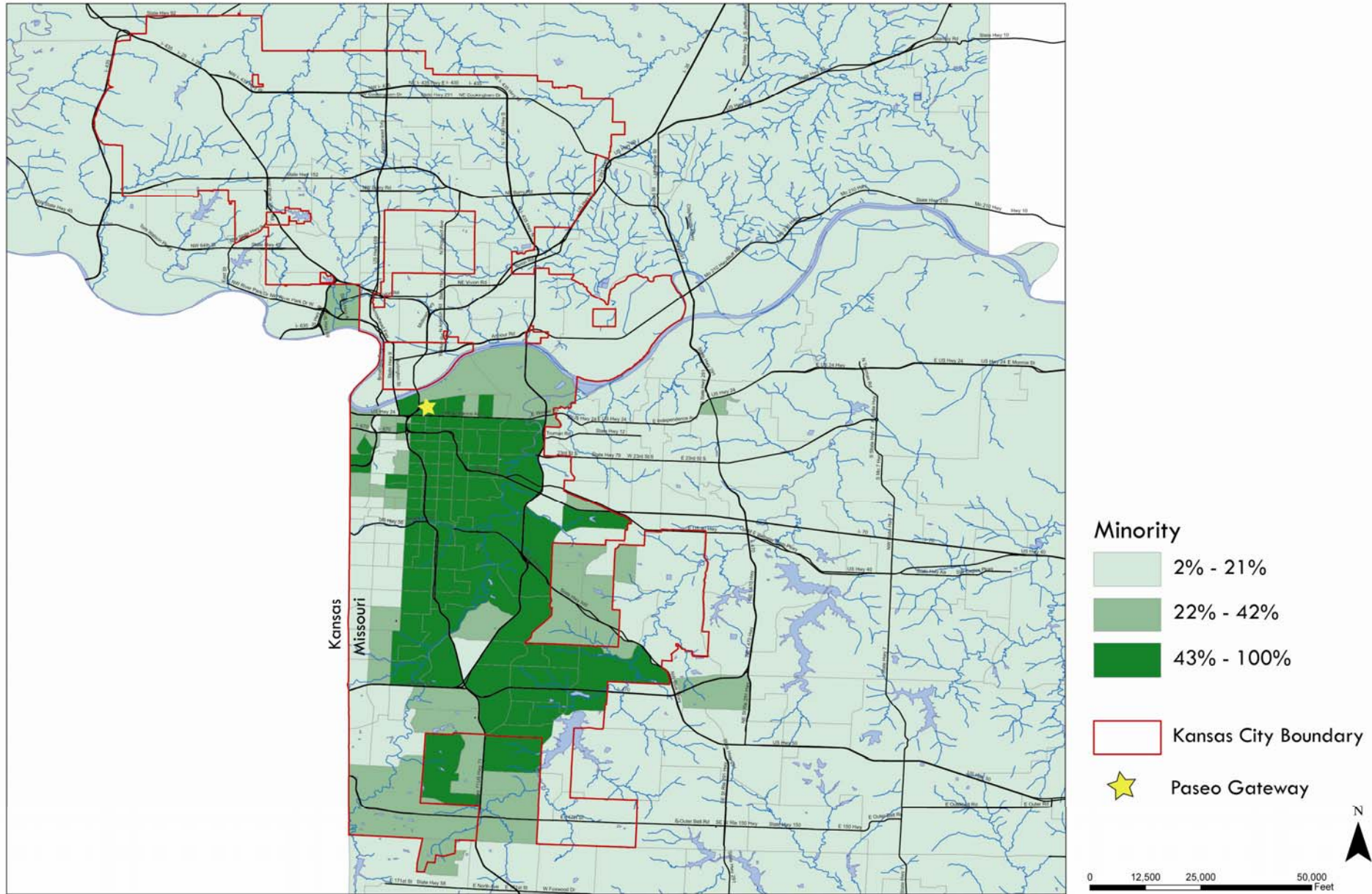
- Villa Del Sol (HAKC units reduced 70%)
- Guinotte Manor (HAKC units reduced 50%)
- City-wide (concentration in the KCMO School District reduced 20%)



KCMO Concentration of Poverty



KCMO Minority Concentration



Neighborhood Objectives

- Reduce housing vacancy rate
- Provide access to a range of services and amenities (grocery stores, banks, restaurants...)
- Improve public assets- park and recreation amenities
- Create effective transportation alternatives
- Spur economic development



People Objectives

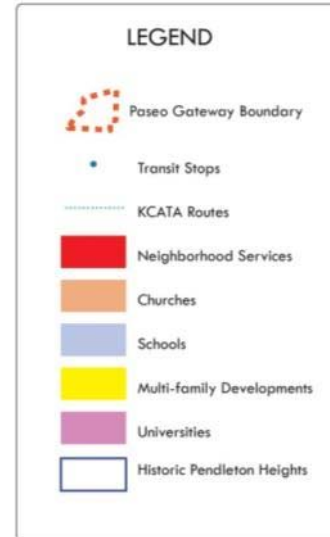
- Greater Kansas City LISC + Kirk Perucca Associates, Inc.
- Needs Assessment (November- January)
 - ▣ Quality of Life planning process
 - ▣ Will be meeting with neighborhood associations and other local organizations to identify current issues
 - ▣ Will recruit community leaders from each neighborhood for organizing roles
 - ▣ Creating a needs analysis based on interview results

People Objectives

- Greater Kansas City LISC **Quality of Life Planning**
 - ▣ Expanding investment in housing and real estate
 - ▣ Increasing family income and wealth
 - ▣ Stimulating economic development
 - ▣ Improving access to quality education
 - ▣ Supporting healthy environments and lifestyles
 - ▣ Enhancing public safety



Study Area Context



Neighborhood Assets

- ▣ Historic Pendleton Heights Neighborhood w/ architecturally significant homes
- ▣ Park system and scenic byway: George Kessler Park, Belvidere Park, Cliff Drive
- ▣ Adjacency to downtown
- ▣ Key institutions: KCUMB, Samuel Rodgers Health
- ▣ Residents committed to neighborhood improvement
- ▣ Diverse community

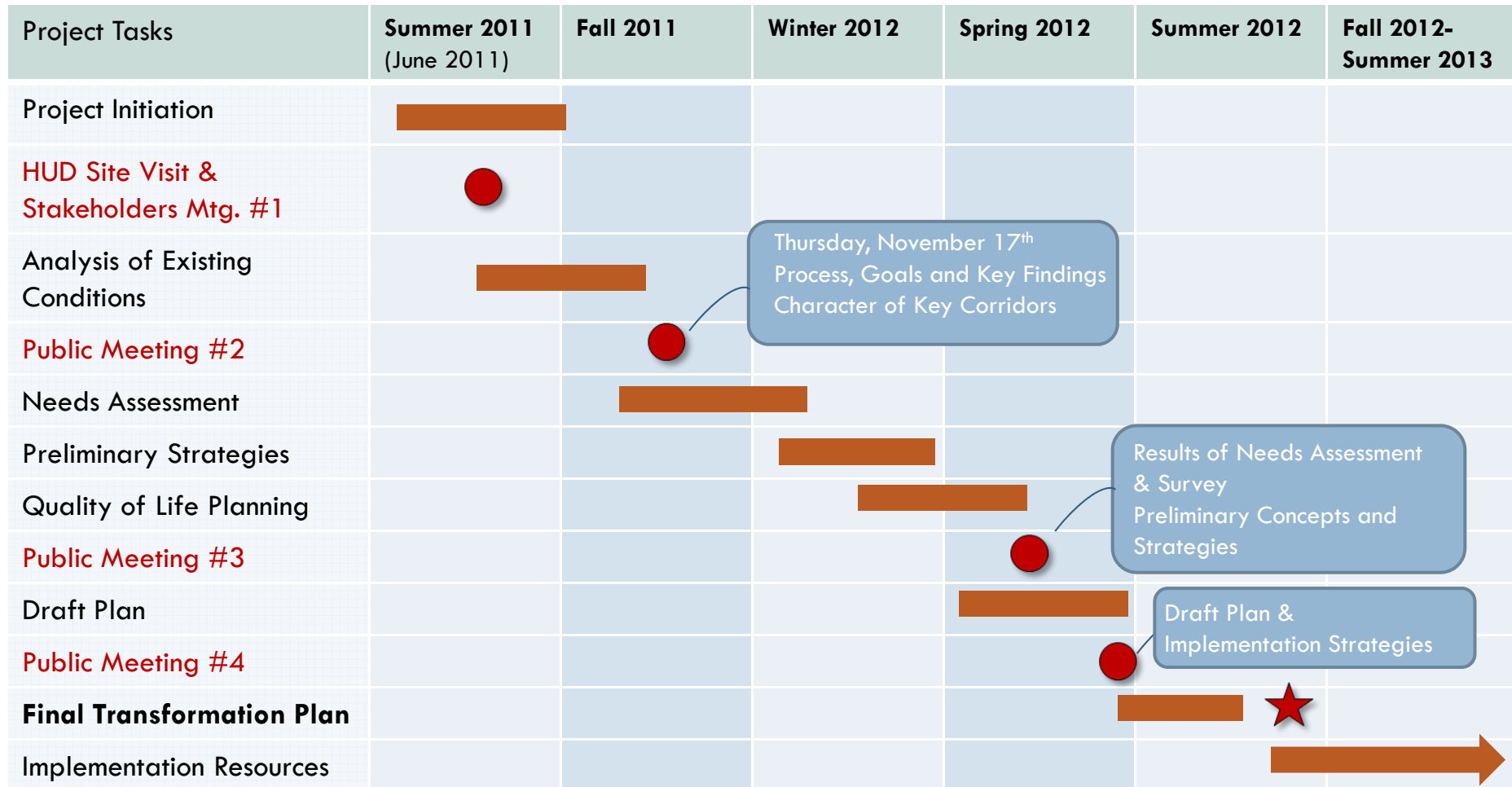


Key Challenges

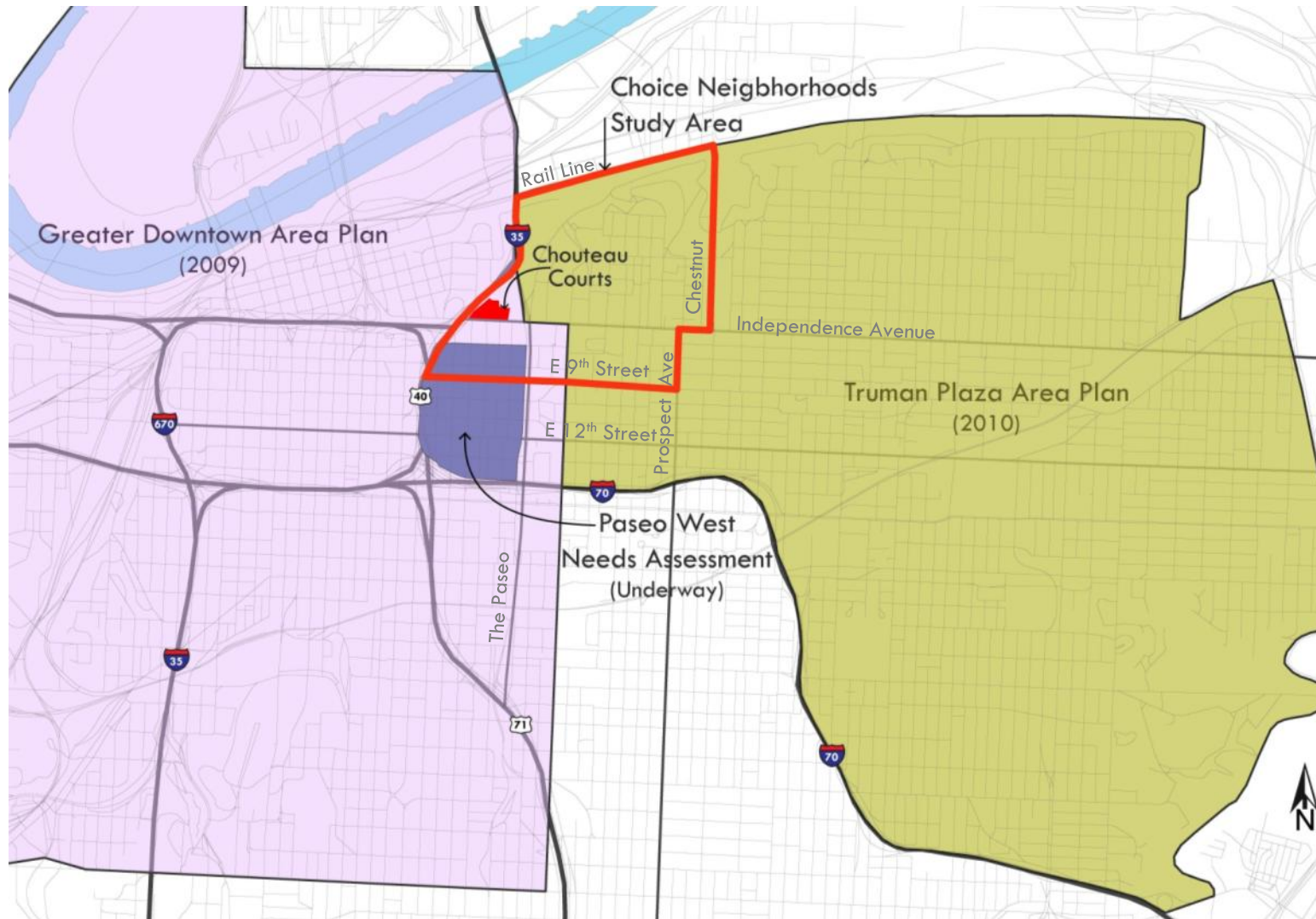
- ❑ Marginal & conflicting land uses
- ❑ Concentration of need
- ❑ Vacancy and disinvestment
- ❑ Lack of neighborhood retail and amenities
- ❑ Lack of cohesive character and walkability along key commercial corridors
- ❑ Safety



Project Schedule



Relationship to Other Plans



Truman Plaza Area Plan

- Recommend guidelines and strategies related to: Housing, neighborhoods, economic development, transportation & capital improvements
- Created with public input (meetings, surveys-June-July, Mind-Mixer website)
- Serve as policy document for the area



Draft Vision Statement :

Truman Plaza area residents, businesses, and stakeholders will take pride in their vibrant, self-sustained community which consists of diverse, safe, historic and affordable neighborhoods with easy access to area services, resources, and jobs.

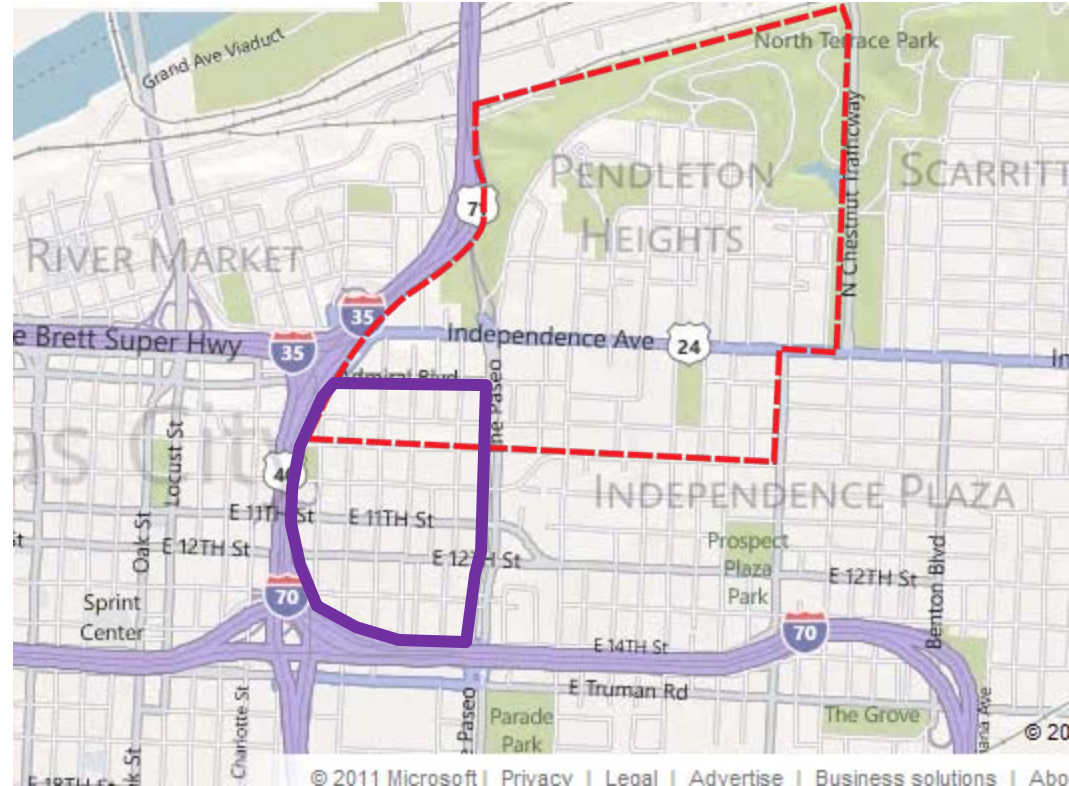
Other processes

- **Independence Avenue Business District Market Study**
 - ▣ Prepared for and sponsored by LISC, Westside Housing and Northeast Chamber (2008)

- Current effort to create a **CID-Community Improvement District** along Independence Ave.
 - ▣ Provide safety, maintenance, and beautification services
 - ▣ Financed through tax assessments

Paseo West Needs Assessment

- Economic Development Corporation in support of on-going business retention efforts is conducting an issue and prioritization process
 - ▣ The process includes the Paseo West Neighborhood Association, area businesses, social service agencies, a number of City agencies
 - ▣ Understanding of the needs and challenges that the area faces and a strategy to address those issues



Plan Integration

Regional Plans
and Citywide Planning Policies

Truman Plaza
Area Plan



Greater
Downtown Area
Plan

Independence
Avenue
Market Study



Paseo
West
Needs
Assessment



District
Guidelines

*Goals and policies for specific areas and plans for
area institutions*

Framework



*Incorporate goals, guidelines
and findings from other
planning processes into **site
specific** recommendations in
transformation plan*

Integrate Goals from Previous Plans

- Attract and retain residents by **providing amenities, quality education options and housing choices.**
- Keep residents **safe**
- Promote **sustainability**
- **Preserve** structures that contribute to **historic character**
- **Infill** construction **compatible** with context
- **Provide** play **opportunities** for school age children and teenagers
- **Connect neighborhoods** with safe, **walkable** pathways.
- Support **transportation options**; create “Complete Streets”
- Develop **gateways** at strategic intersections

Key Findings: Paseo Gateway

□ Race & Ethnicity

White 31.1%

African American 47.9%

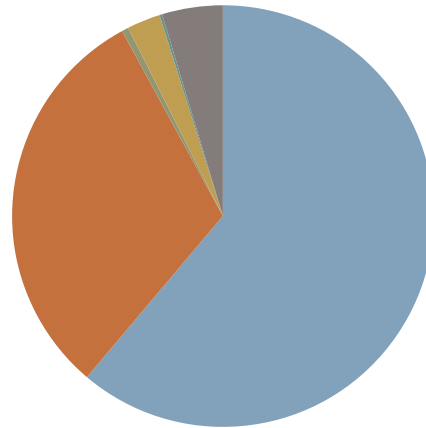
Asian 6.1%

Hispanic Origin (of any
race) 17.6%



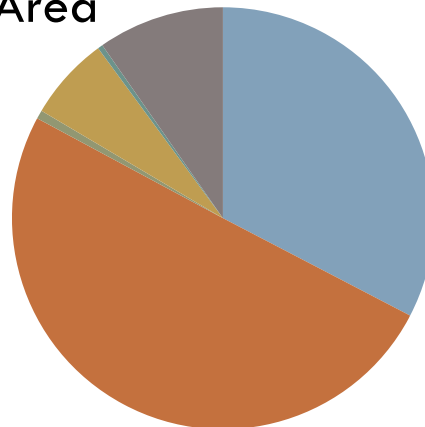
Kansas City Demographics

□ Kansas City



- White: 59.2%
- Black or African American: 29.9%
- American Indian and Alaska Native: 0.5%
- Asian: 2.5%
- Native Hawaiian and Other Pacific Islander: 0.2%
- Some other race: 4.5%

□ Paseo Gateway Study Area



- White: 31.31%
- Black or African American: 47.9%
- American Indian and Alaska Native: 0.6%
- Asian: 6.5%
- Native Hawaiian and Other Pacific Islander: 0.40%
- Some other race: 9.2%

□ Paseo Gateway Young population 34.7% under 19 years of age

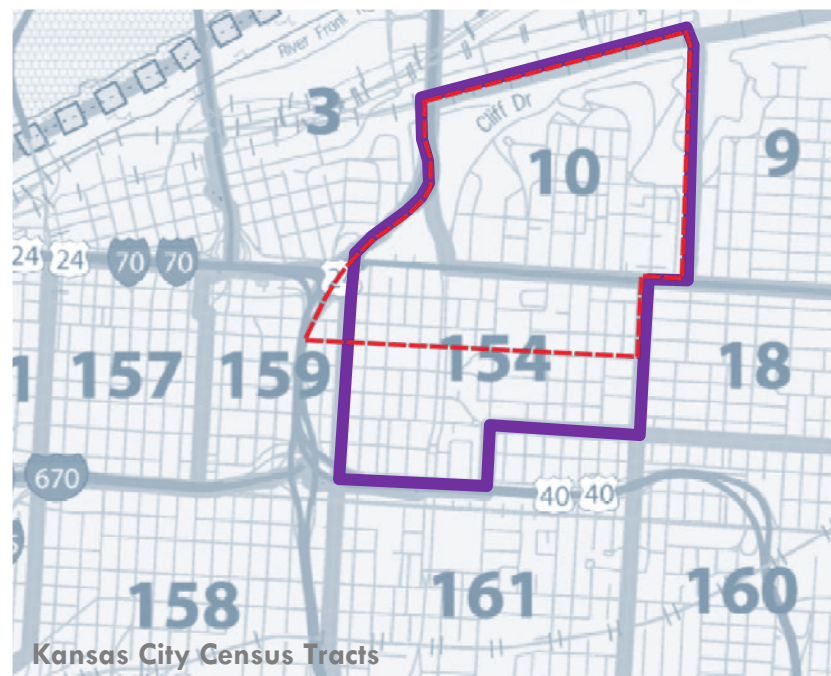
Key Findings: Paseo Gateway

- Housing Trends:
 - 2,155 housing units
 - Older housing stock pre-1940
 - Majority of units are rentals 68.3% Paseo Gateway vs. 38% city-wide
 - Ten year change:
 - Rental units have increased by 12%
 - Vacancy has decreased by 9%

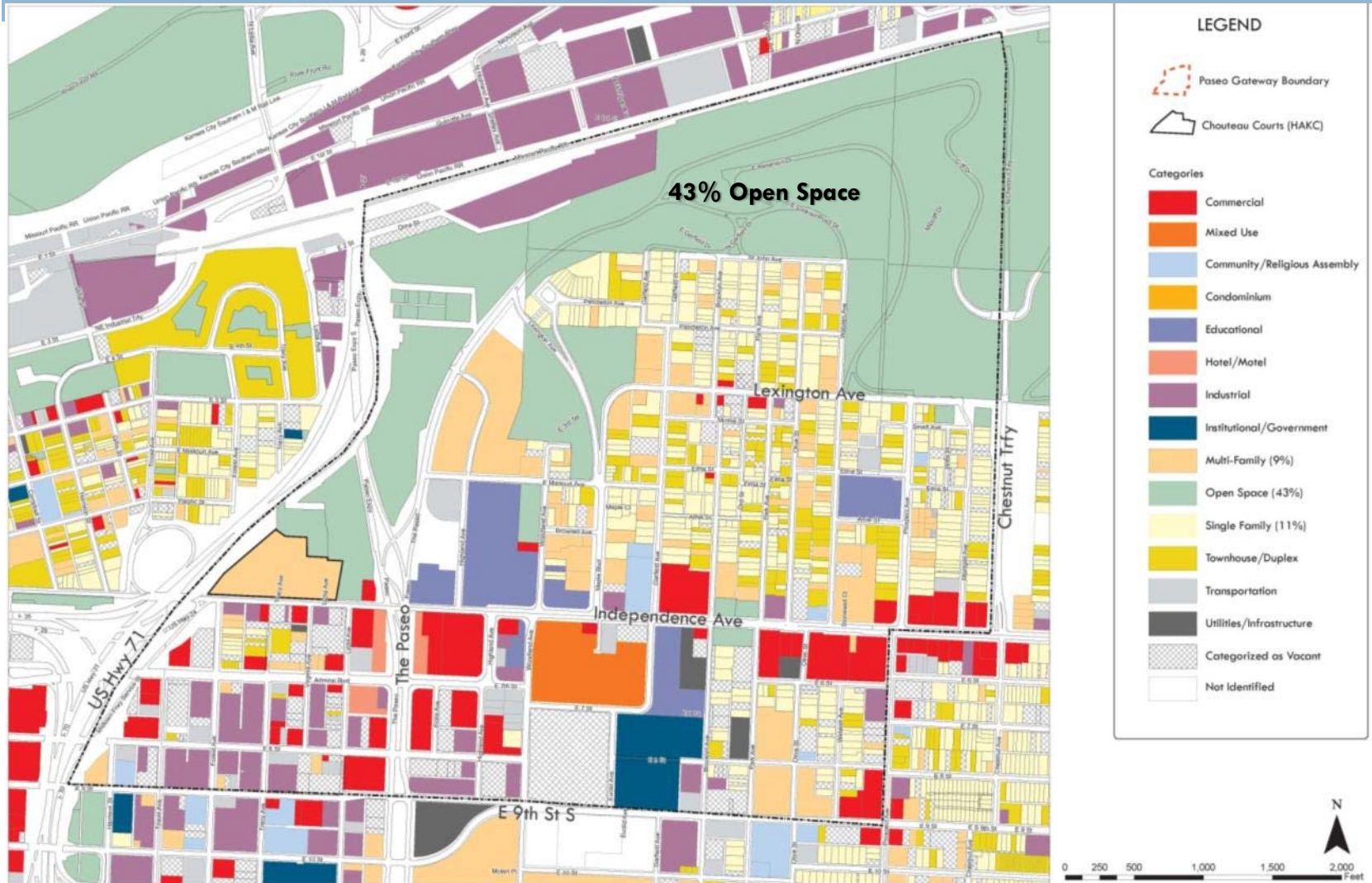


Key Findings: Paseo Gateway

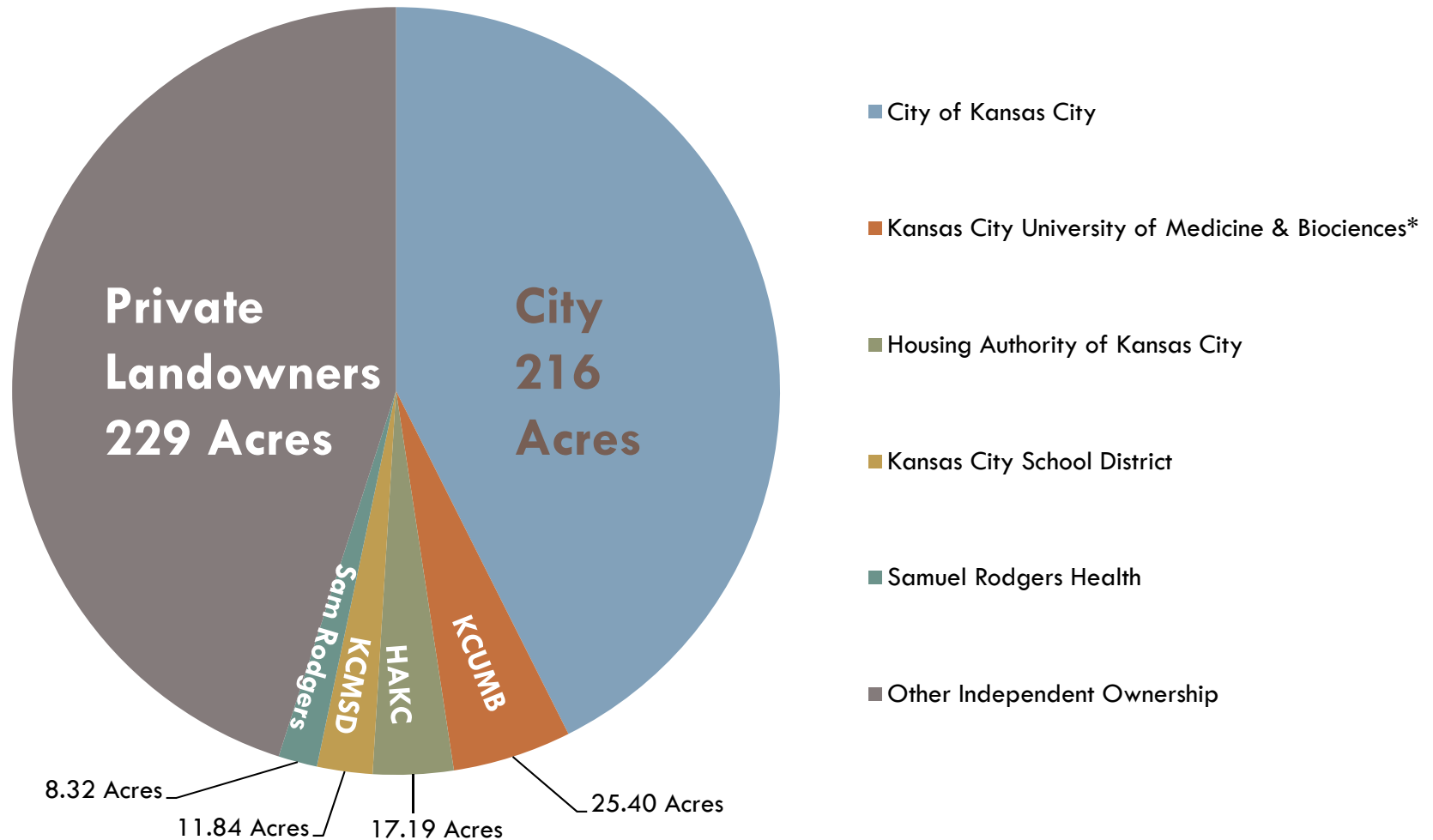
- Education and Income:
 - ▣ The median income has decreased in the last ten years \$21,439(2000) vs. 18,009 (2010)
 - ▣ Increase in the past 10 years of residents who are **high school graduates**
 - ▣ Significant increase in the number of **college graduates** 165 (2000) vs. 592 (2010)



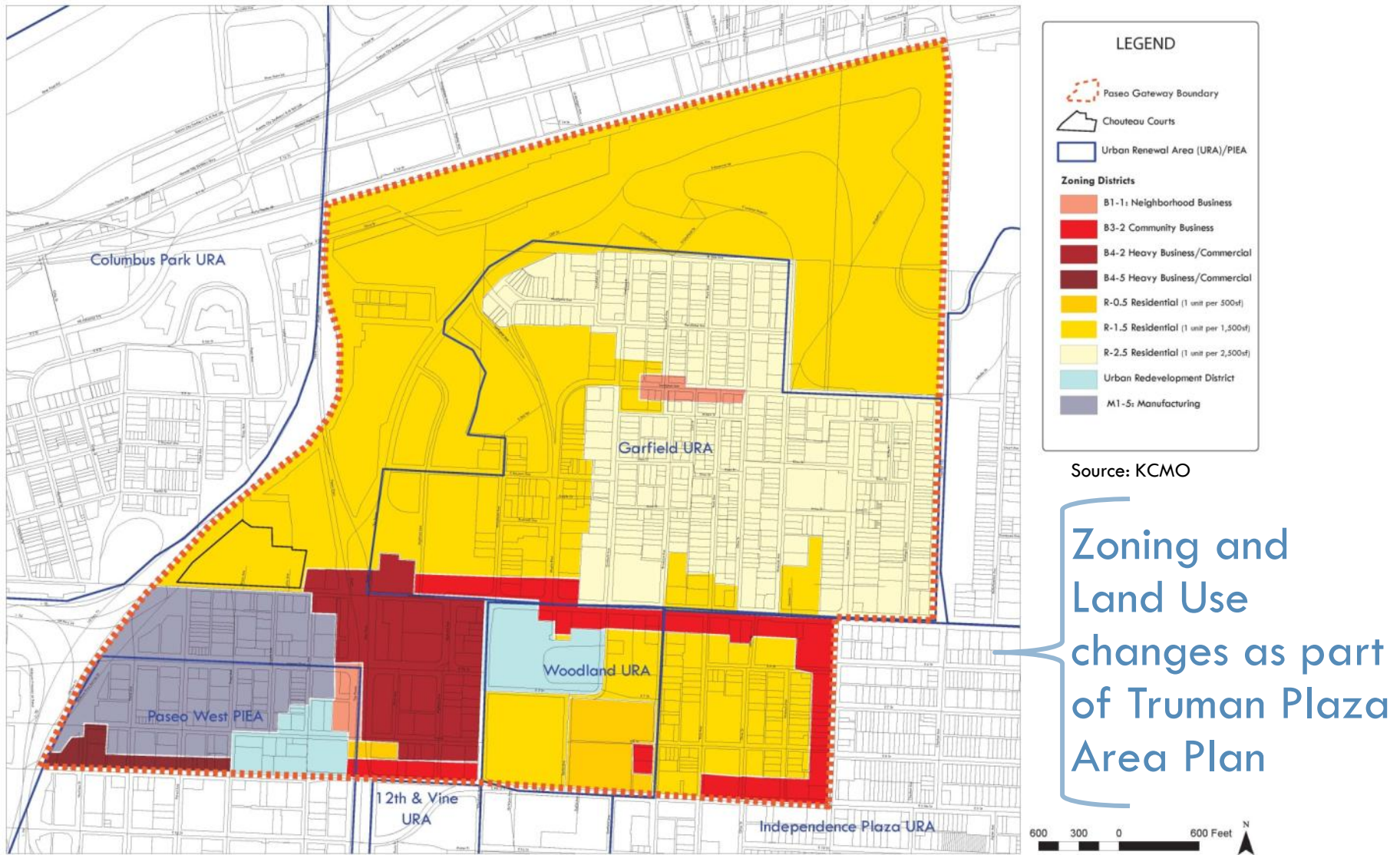
Land Use



Study Area -Property Ownership



Neighborhood Zoning and URA



Neighborhood Opportunities



Land Use & Design Elements

Housing



Mixed-Use



Gateway



Key Findings-June 9th Stakeholder Mtg.

Housing

- *Develop safe/affordable housing*
- *Create opportunities for mixed-use development*
- *Increase homeownership in the area*

Economic Development

- *Catch retail leakage and provide for a range of consumer needs*
- *Addressing concentration of poverty & social services*

Neighborhood Character

- *Increase neighborhood safety*
- *Maintenance of parks and existing homes*
- *Address vacancy*
- *Keep Historic Pendleton Heights Feel*

Transportation & Walkability

- *Slow down traffic and improve crossings on Independence Avenue*
- *Improve bus frequency*
- *Connect to bike trails*

Community Needs

- *Develop recreational opportunities and programs for young children & teens*
- *Clean parks*

Ideas generated

- *Turn former Woodland Elementary site into recreation center or art center*
- *Build a high quality hotel or other commercial use on the Chouteau Courts site that can take advantage of access/visibility*

Key Findings from Chouteau Courts Resident Survey

- Survey Purpose: *To understand resident concerns and aspirations*
- Survey Methodology: *Questionnaire and one-on-one interviews*
- Survey Findings: *based on 73 completed surveys so far*

The Families

- Children
- Education
- Health

Area Neighborhood

- Independence Avenue
- Stores/Businesses
- Social Services

Chouteau Courts

- Convenience
- Changes made
- Amenities

Next Steps



1. **Residential Market Study**
2. **Launch Paseo Gateway Transformation Plan Steering Committee**
3. **Needs Assessment**
 - ▣ One-on-One survey of Chouteau Courts Residents
 - ▣ Neighborhood Needs Assessment (LISC/Perruca Associates)
4. **Replacement housing site selection and redevelopment studies**
5. **Public Meeting #3** (Spring 2012 Date to be determined)

Please leave your contact information in the sign-in sheet so we can notify you of future meetings.

- ▣ Results of Needs Assessment & Survey Findings
- ▣ Results of Residential Market Study
- ▣ Preliminary Concepts and Strategies

Project
Contact

Myra Karasik

Project Coordinator, HAKC

Email: mkarasik@hakc.org

Phone: 816-968-4219

Website: www.paseogateway.com