

## OVERVIEW

On June 7, 2012, the City Council approved Committee Substitute for Ordinance No. 120490 which approved the 5-year 2012 Consolidated Plan, and authorized the Director of the Neighborhoods and Housing Services Department to enter into contracts with agencies funded in the One Year Action Plan.

Identified within the 2012 Consolidated Plan are seven Target Areas. These Target Areas are: the Heart of the City, Greater Downtown, Swope, Midtown/Plaza, Hickman Mills/Ruskin, Briarcliff/Winnwood and Truman Plaza. Within each of these larger Target Areas the 2012 Consolidated Plan further identified specific Sub-Target Areas.

The 2012 Consolidated Plan requires that within each of these sub-target areas, specific Action Plans (with neighborhood input and consensus) be developed. These Action Plans provide a guide for implementation of the physical improvement activities to be funded by the grants from H.U.D. over either a one, or up to five-year period.

### INFORMATION

Kansas City Missouri Action Center (for reporting of code violations and other information)  
City Hall, First Floor, 414 East 12th Street, Kansas City, Missouri 64106  
Call 311 and follow the prompts, 3-1-1.Call.Center@kcmo.org

Targeted Minor Home Repair Program  
Housing and Community Development Division, Housing Section  
City Hall, Fourth Floor, 414 East 12th Street, Kansas City, Missouri 64106  
Roger Stewart, Program Manager, 816-513-3253, roger.stewart@kcmo.org

Ruskin Heights Homes Association  
11229 Hickman Mills Drive, Kansas City, Missouri 64134  
816-761-6050, ruskinhtshoa@gmail.com, www.ruskinheightshomesassociation.com

### ACTION PLAN PROJECT TEAM:

Kansas City, Missouri Neighborhoods and Housing Services Department:

- John A Wood, Director
- Stuart Bullington, Assistant Director
- Sarah Cecil, Neighborhood Liaison, 816.513.3036
- Jerome Robins, Project Manager, 816.513.2835

Cyr Architecture & Construction  
EAT Advertising & Design

### APPROVED:



Ellen Cook, President, Ruskin Heights Homes Association



6908 EAST 114TH STREET  
(AFTER)



(BEFORE)

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

Action Plan Sub-Target Area: Ruskin

## TARGET ACTIONS



### RUSKIN HEIGHTS ACTION PLAN RESULTS:

1. Acquire and renovate 3 foreclosed homes
2. Perform major renovations to 1 home
3. Provide Minor Home Repair funds to 10 households
4. Perform Systematic Code Enforcement on 6 rental properties and possibly
5. release them to sale to owner-occupiers with special financing
6. Implement a coordinated paint program



## SUB-TARGET AREA ACTION PLAN

Sub-Target Area Improvements	
Action	2013-2014
<b>Acquire and Renovate Foreclosed Homes</b>	<b>3</b>
Cost (\$100,000/home)	\$300,000
<b>Major Renovation</b>	<b>1</b>
Cost (\$40,000/home)	\$40,000
<b>Minor Home Repair (Owner-Occupied)</b>	<b>10</b>
Cost (\$7,000/home)	\$70,000
<b>Systematic Code Enforcement (Rental)</b>	<b>6</b>
Cost (\$18,000/home)	\$108,000
<b>Other Improvements</b>	
<b>Paint Program (Owner-Occupied)</b>	<b>25</b>
Cost (\$2,000/home)	\$50,000
<b>Traffic-Calming and Accessible Intersections</b>	<b>4</b>
Cost (\$5,000/intersection)	\$20,000
<b>Tree-Trimming</b>	
TBD	TBD
<b>New Sidewalks</b>	
Cost (\$35/LF)	TBD
<b>TOTAL COST</b>	<b>\$588,000</b>

### HOME, MINOR HOME REPAIR, HOME WEATHERIZATION, KC DREAM HOME:

Homeowners may qualify for assistance with deferred maintenance and enhanced energy saving actions on their properties — using these tools. Second mortgage assistance up to \$20,000.00 is available to home-buyers in the target area.

### MAJOR RENOVATION/ACQUIRE AND RENOVATE FORECLOSED HOMES:

A total of 4 existing homes will be renovated or acquired and renovated. The City of Kansas City in partnership with the Economic Development Corporation will use Neighborhood Stabilization Program funds to acquire and renovate foreclosed homes.

### SYSTEMATIC CODE ENFORCEMENT:

Owners of investment properties will be notified of code violations by the Neighborhoods and Housing Services Department. They will employ the statutory tools available to them to see that code violations are corrected.

### OTHER IMPROVEMENTS:

Streetscape Improvements, New Sidewalks, Traffic-Calming and Accessible Intersections, and Tree Trimming will greatly enhance the pedestrian experience and curb-appeal throughout the neighborhood and increase property values. The Paint Program will involve developing and implementing neighborhood design standards including an historic paint color pallet that will celebrate Ruskin's post-World-War II aesthetic.

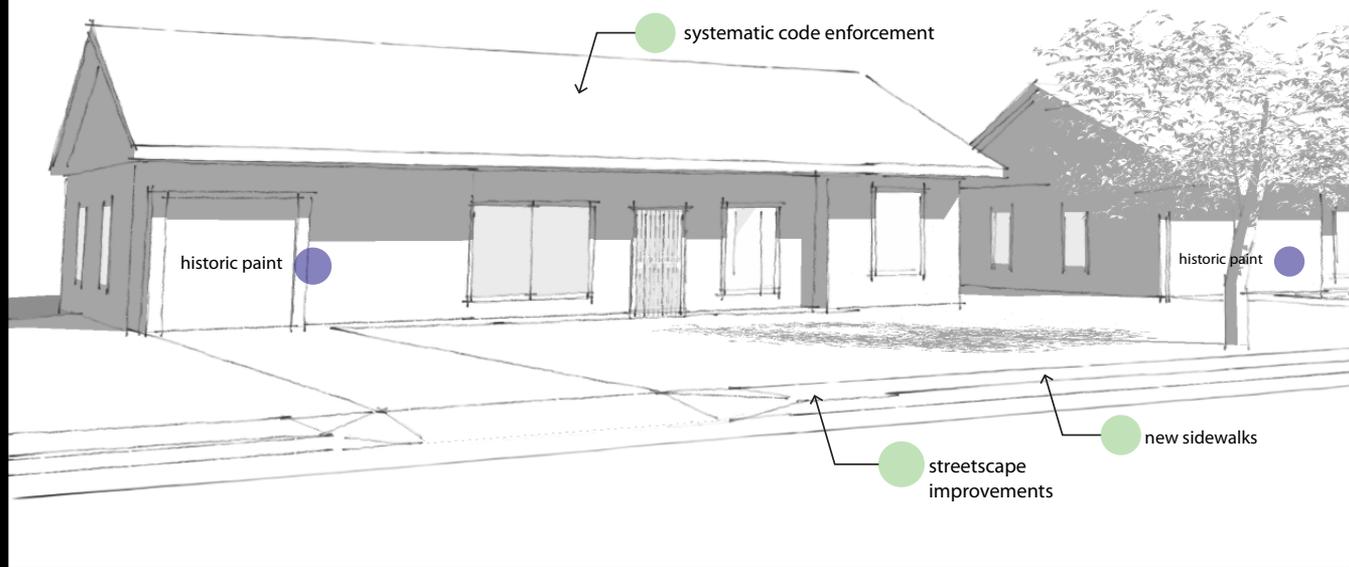
## RUSKIN

Ruskin is an “First-Ring Suburb” that was developed in the 1950’s as part of the suburban expansion that characterized the post-World-War II environment of intense economic and cultural change. Although Ruskin was developed to meet a growing housing demand, the area has experienced decline over the last thirty-five years due to the unintended and complex consequences of unregulated sprawl in the Kansas City metropolitan area.

Beginning in the 1980’s, fears of perceived lower property values, brought on by comparison of Ruskin homes to newer larger homes in the outer-ring suburbs, led a large number of long-term Ruskin residents to relocate to those suburbs. Many properties were sold to investors rather than maintained or upgraded, which caused the homes to decline in value and a chain reaction of physical

and social changes in the surrounding neighborhood. Inner city residents, many of whom were attracted to Ruskin by the Hickman Mills School District and low housing costs, relocated to these vacated homes, almost half of which are now owned by non-Ruskin investors. The overall effect is the deterioration of a once prosperous suburb into an aging suburb with the same problematic issues as an inner-city neighborhood.

Today, owner-occupied properties are consistently the most well-kept homes in Ruskin. This Action Plan focuses on an area from Blue Ridge Boulevard to Bristol Terrace and E 113th Street to E 114th Street. This Acton Plan’s goal is to stem the deterioration of Ruskin by acquiring and renovating foreclosed properties for resale to owner-occupiers, pressure chronic non-compliant investors to release their properties to resale by stable owner-occupiers, and provide a range of targeted public improvements.



## SUB-TARGET AREA EXISTING CONDITIONS



### RUSKIN HEIGHTS ACTION PLAN GOALS:

Based on meetings with the Ruskin Heights Neighborhood Association the goals of the Action Plan are:

1. Resolve ownership of foreclosed homes and return them to service
2. Eliminate deferred maintenance
3. Address non-compliant landlords
4. Increase owner-occupied homeownership
5. Enhance the value of the real estate in the neighborhood

#### Sub-Target Area Existing Conditions

Homes in Foreclosure	Homes in Need of Major Renovation	Homes in Need of Minor Home Repair	Homes in Need of Systematic Code Enforcement	Single Family -- Owner-Occupier	Single Family -- Rental
3	1	10	6	19	34