

Comparison of the two plans that shows the safety net that is necessary to protect the Westside Community. All information is taken from submitted documents.

Chapter 353 Plan	Westside Heritage Urban Renewal Plan
Developer = Westside Redevelopment Corporation and its successors and assigns. → Program Administrator	Developer = Eligible long-term Westside owner occupied home, property owner providing affordable housing rental and long-term resident who have commercial properties and vacant partials. parcel
Program Eligibility	Program Eligibility
Page 14 Anyone – owner occupied before June 3, 2025 September 22, 2022	Page 7 Long-term (10 Years), LMI residents, commercial and residential rental units 1 – 4 family, LMI rental, LMI homeowner
Fee and administrator	Fee and administrator
Pages 6-8 Administrating agency \$100.00 fee or 1% of annual income Additional fees charged for application, processing, deed recording. Application fees will be determined based on income. Plan Revised, now \$75 app. fee • Annual Neighborhood Support Fee (NSF) Taxes 2.65% annual household income each are year less any taxes payable on the basis 2.65% of assessed value of the land exclusive of income. of improvements exceed 2.65% on annual household income for 10 year of 25 years. page 9 investment \$1000 improvements exterior only Next year \$10 app. fee	One time Application Fee to EDC KC administrator of plan \$35.00 for investments up to \$3,500 \$135.00 for investments over \$3,500 25% Exterior and interior investments count \$3,500 home improvement investment required.
Liens	Liens
Leans on property Page 9 - Westside Redevelopment Corporation developer lien rights in collection of NSF	Leans on property none * Unless you have unpaid taxes. Unpaid taxes creates a lien even if taxes are frozen
Blight	Blight
Page 3,12 of the 353 plan Blighted Area definition – Those properties of the City within which the City Council of the City Determines that reason of age, obsolescence or outmoded design or physical deterioration, have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of diseases, crime or inability to pay reasonable taxes. would not have been accepted if not for the blight study prepared by HEDC for the Urban Renewal Plan.	Page 9 of the Westside Urban Heritage Renewal Plan blighted area definition - An area which by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the

→ Yes, and thank you.

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

Page 4 Due to a number of blighting factors, the Development Area is considered a Blighted Area under the Urban Redevelopment Corporations Law. The purpose of this Plan is to offer property tax relief to homeowners by way of a community-controlled Chapter 353 Corporation, and thus spur local home and neighborhood improvements, in a key area of the City where property tax increases over recent years threaten to displace local taxpaying homeowners. The Development Area is contiguous. This Plan provides for redevelopment of the Development Area, legally described on Exhibit 1 and depicted on Exhibit 2. There are no existing buildings within the Development Area that will necessarily need to be demolished or renovated in order to fulfill the aims of the Plan, and no traditional project costs are anticipated in connection with the Plan. <i>This plan is has a narrow, more targeted approach to assist LTM I residents in need of assistance with property taxes.</i>	Page 11 Local objectives to be achieved through the implementation of this Urban Renewal include the tax relief for current and long term residents who are providing affordable rentals, leases to low-moderate residents, long-term residents, and commercial/retail space for small business, the creation of a physical character and environment meeting desirable planning standards and the provision of controlled and orderly development in conformance with the recommended land use map and building and zoning codes of Kansas City, Missouri. Development objectives to be met through the adoption of this Urban Renewal Plan include the following items: • The program is intended to preserve and enhance the homes within the neighborhoods included in the Plan Area and thereby enhance the neighborhoods they're included in. • To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair
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	the tax base and general welfare of the community. Page 12 - To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs. - To promote the health, safety, order, convenience, prosperity, and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area
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Tax Abatement

Page 9 - 25 years relive a portion of each participating owner-occupants property tax burden The Developer requests a tax abatement structure for the Development Area that provides: (1) for a 100% property tax abatement for a period of 25 years for any participating owner occupant in the Area from the date of the Conveyance (defined below), except on the basis of the assessed value of the land exclusive of improvements for the year prior to the Conveyance, for the first 10 years after the Conveyance; and (2) payments for neighborhood support, defined herein as "Neighborhood Support Fees", as more particularly set forth below.	Page 15 - Freeze taxes for 10 years - A Tax Cap, <u>Not Reduction</u> -Exception. Only future property tax increases can be restrained, current property taxes cannot be reduced. - Home Improvement. To qualify, exterior improvement are priority, but due the age of the homes in this area interior improvements will be included, an owner must first show evidence exterior and interior improvements with in the past two years or currently underway with a value of \$3,500 or more. - Administering Agency. The Land Clearance for Redevelopment Authority of Kansas City, Missouri shall, with the assistance of the Economic Development Corporation of Kansas City, Missouri, Inc., implement and administer this Plan.
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Tax relief declines as net worth rises.

Resets property taxes in proportion to income, 2.65%, for LTM I residents. Taxes on value of home paid to W.H.O. Taxes on land paid to county.

Those ~~are~~ most in need cannot afford this

LCRA does not have the staff to administer this program.

Community Land Trust – what does this offer.

Did not locate reference to trust	Yes, Land Trust & types HEDC promotes asset building, wealth creation and the transfer of wealth to the next generation. Ensuring a person's asset like a home will be smoothly passed on to his or her beneficiaries,
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How does this plan accomplish this?

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Misleading:

These kinds of trusts have nothing in common with C.L.T.'s. and are not mentioned in the plan.

prevents family conflict, higher tax burdens, and exorbitant probate cost.

Common types

Living trust, revocable trust, irrevocable trust, special needs trust
Community Land Trust

Eminent domain both plans have standard language.

Page 5 Property Acquisition; Eminent Domain. The Developer anticipates that each participating owner-occupant will convey fee title to his or her property to the Developer at the commencement of the tax abatement as further set forth in Article VI, below, to be conveyed back to such owner-occupant immediately. **No property will be acquired by eminent domain.**

Page 15 Under the provisions of Section 99.420(4) R.S.Mo., the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of approved redevelopment projects and/or the eradication of blight or insanitary conditions. **The Authority shall not exercise its power of eminent domain within the Plan Area**

Relocation both plans have standard language.

Page 5 Relocation Assistance Plan. The Plan does not contemplate relocation of businesses or residents in the Area, or the use of eminent domain. Therefore, no statutory relocation assistance obligations will be triggered as a result of this Plan. If such relocation assistance becomes necessary, the Developer will follow the provisions of Section 523.205 of the Revised Statutes of Missouri in accordance with the Relocation Assistance Plan attached as Exhibit 3

Page 20 The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2) to be adhered to should relocation be necessary

Eligibility Sustainability and maintain affordable housing.

Chapter 353 Development Plan.

Page 3.

H. Developer. Westside Redevelopment Corporation and its successors and assigns.

I. Redevelopment. **The clearance, replanning, reconstruction or rehabilitation of any Blighted Area, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including**

Page 7 eligibility

I was asked to clarify the highlighted sentence found in the program description.

First you must read the complete section and paragraph on who is an eligible property, then follow the sentence, when you get to maintenance and expansion of affordable housing. Eligible applicants must maintain their property and if they are considering renting a property this plan encourages them to do so at

This is the definition of the

term Redevelopment as used in the Plan.

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recreational and other facilities incident or appurtenant thereto

Page 3.

4. To improve the viability of the area for residential and other uses and in so doing, to encourage future residential, commercial and retail development in the City, in harmony with the general character of the Area;

5. To attract new residents to the City, thereby increasing the City's tax base;

Page 4.

6. To stimulate further residential and commercial investment in the community, with a resulting increase in employment opportunities and increased demand for services in the Area.

Page 2

Is this Promoting gentrification?

(f) many new residents are attracted to the racial, ethnical, and economic diversity of the Westside neighborhood and support the Plan, (g) with the assistance provided by the Plan many residents who have lower incomes and are from historically-disadvantaged groups will be financially capable of remaining in their homes and in the Westside neighborhood, and (h) with the assistance provided by the Plan, the Westside neighborhood can remain a diverse neighborhood with individuals from differing backgrounds and with differing income levels.

This is misleading. The plan is not promoting new construction. 353 plan encourages all new construction and rewards the new owner.

OR advocating for new residents to move in. It is seeking a method to keep existing LTM I residents in their home.

the low-income rate, vs. market rate. This is for existing homes, and 1-4 housing units. NO NEW DEVELOPMENT QUALIFIES UNDER THIS PLAN.

The additional eligible property owners are intended to stabilize and maintain existing affordable rental housing, protect commercial properties owned by long-term (File: EDCKC/45/URP/99/99/00237402.DOCX / 6)8 237402 Westside Residential Urban Renewal Plan neighborhood residents, reduce economic pressures on long-term, low- or moderate-income residents that own vacant land, and to encourage the maintenance and expansion of the number of affordable housing units within the Plan Area.

Page 21 – proposed financing –

The purpose of this plan is a reward for existing long-term resident ownership, I understand some one's concern with the new construction wording, but remember they must be a qualified eligible long-term 10 years or more. Rehabilitation vs. new construction definitions in most cases is based on cost. Example If you have a old front porch that is rotted will you replace just the rotted portion or tear it down and construct it 100 % new. Same for a storefront .

The proponents and advocates of this Plan do not have any specific restoration, rehabilitation, or redevelopment projects under consideration at this time. It is not currently possible to estimate the number of residential properties, or their square footage, that may seek the Authority's assistance for rehabilitation or new construction projects at this time. Although commercial properties represent a small portion of the Plan Area, it is not possible to estimate the number of properties, or their square footage, that may seek the Authority's assistance for rehabilitation or new construction projects at this time. ?

This section is from the part of the application outlining why the plan is necessary.

with what Funds?

Tax abatement alone is not enough to intice new development given high land + building costs

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Page 7 <i>4</i> A. General Land Use. The Area is appropriately zoned for the Improvement Projects (defined below) and the uses of the Area as contemplated by the Plan would be in compliance with the Comprehensive Plan. It is not anticipated that any changes will need to be made to the streets or alleys in, adjoining or in the Area.	Page 18 6. Zoning this is standard template language. The Plan Area is currently zoned a mixture of B1-1, B3-2, R-0.5, R-1.5, R-2.5, R-6, M 1-5, and UR. See Exhibit D- "Current Zoning" for details. See Exhibit E – "Proposed Zoning, which is identical to Exhibit D as no immediate changes are proposed. While adoption of this Plan will require no other immediate changes in the zoning of the Plan Area, for purposes of implementation and in order to reinforce its objectives, developers will have to apply to the City for and obtain a UR zoning designation, when a project has 50 or more units or 40,000 sf or more in floor area. The highlighted paragraph above is standard template language. How does this apply to the Westside Heritage Urban Renewal Plan. Implementation and in order to reinforce it objectives – if anyone proposes a UR zoning designation and if a project is proposed having 50 or more units or 40,000 SF floor area it does not qualify. Proposed = new = does not qualify or is eligible for the Westside Heritage Urban Renewal Plan.
FINANCING PLAN A. Projected Redevelopment Project Costs. Because implementation of the tax abatement program as set forth in Article VI, below, and the Improvement Projects themselves constitute the project envisioned by the Plan, there are <u>no redevelopment project costs</u> associated	

with the Plan other than costs associated with the improvement Project as further described.

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Governing entity with board of directors and shares

Board of directors & shareholders	Board of directors & shareholders
<u>Exhibit 8 Articles of incorporation.</u> <i>30 years old</i> Westside Urban Redevelopment Corporation Board requires an annual board of directors' election by shareholders. Capital stock of corporation shall be \$30,000.00. 500 shares \$500.00 <i>Irrelevant once title passes through the Corp.</i> Viola Collins - 1816 Jefferson - does not own property Francis Griffin 3012 Holly - does not own this property Robert Hernandez 2107 Holly - does not own this property Helen Tamayo 2312 Holly - does not own this property James White 915 West 17th st. - does not own this property	No board No Share holders

Westside Redevelopment Corp.
was created 30 years ago.

It's a pass-through
entity controlled by W.H.O.

The city required W.H.O.
to submit the original
articles of incorporation,
listing the original board
members. The current
governing board ~~is~~ of the
~~same~~ W.R.C. is the
same as W.H.O.'s.