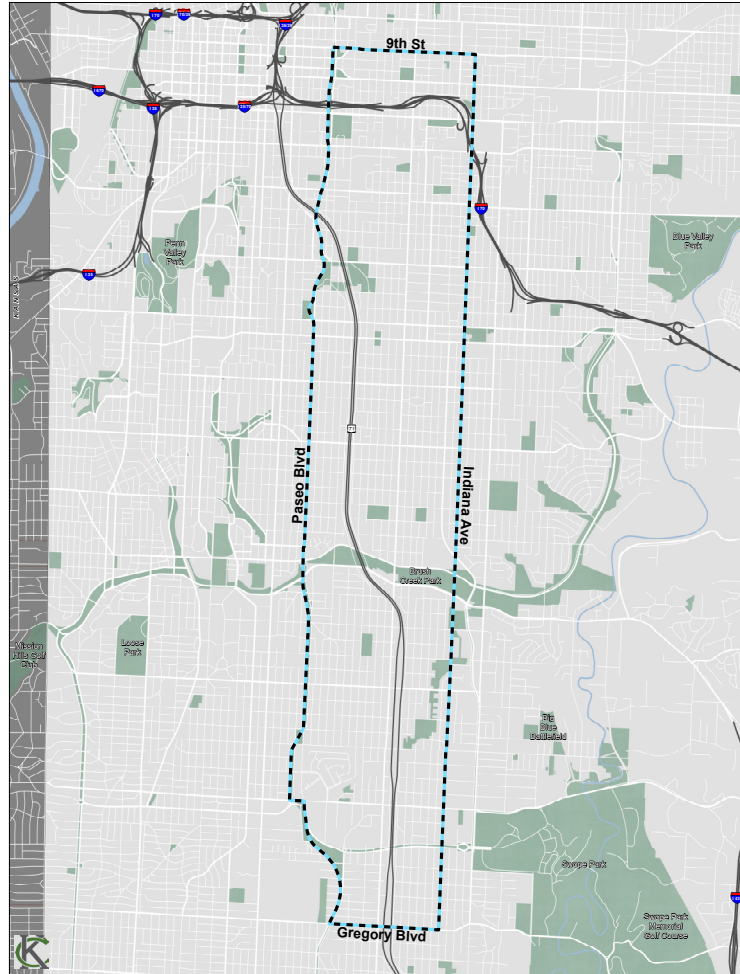


Central City Sales Tax District



Prepared by:
City Planning and Development
Kansas City, MO

Date: 11/27/2017
Contact: 816-513-1500
kcmo.gov/planning

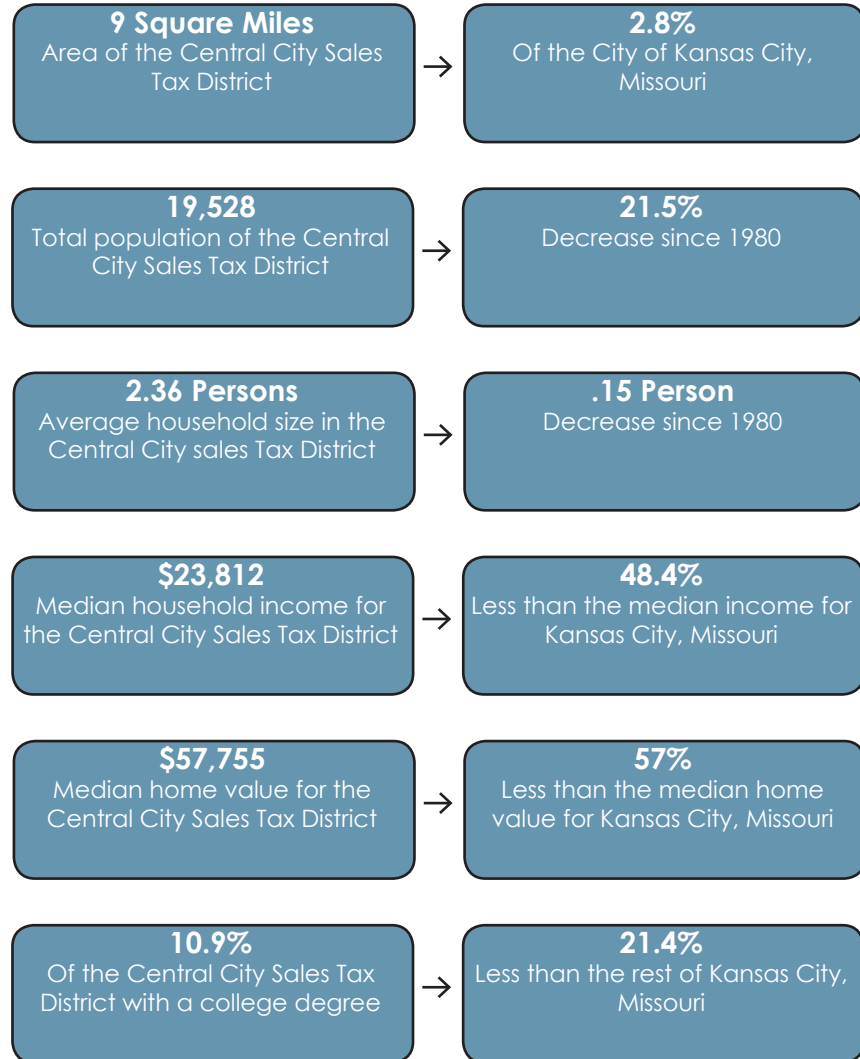


Content & Intent

On April 4, 2017 Kansas City voters passed a 1/8th cent sales tax to fund economic development projects in the Central City. The area is bounded by 9th Street on the north; Gregory Boulevard on the south; The Paseo on the west; and Indiana on the east. Authorized for a period of 10 years, the sales tax was the result of a citizen led initiative campaign including stakeholders, non-profits, and local advocacy groups.

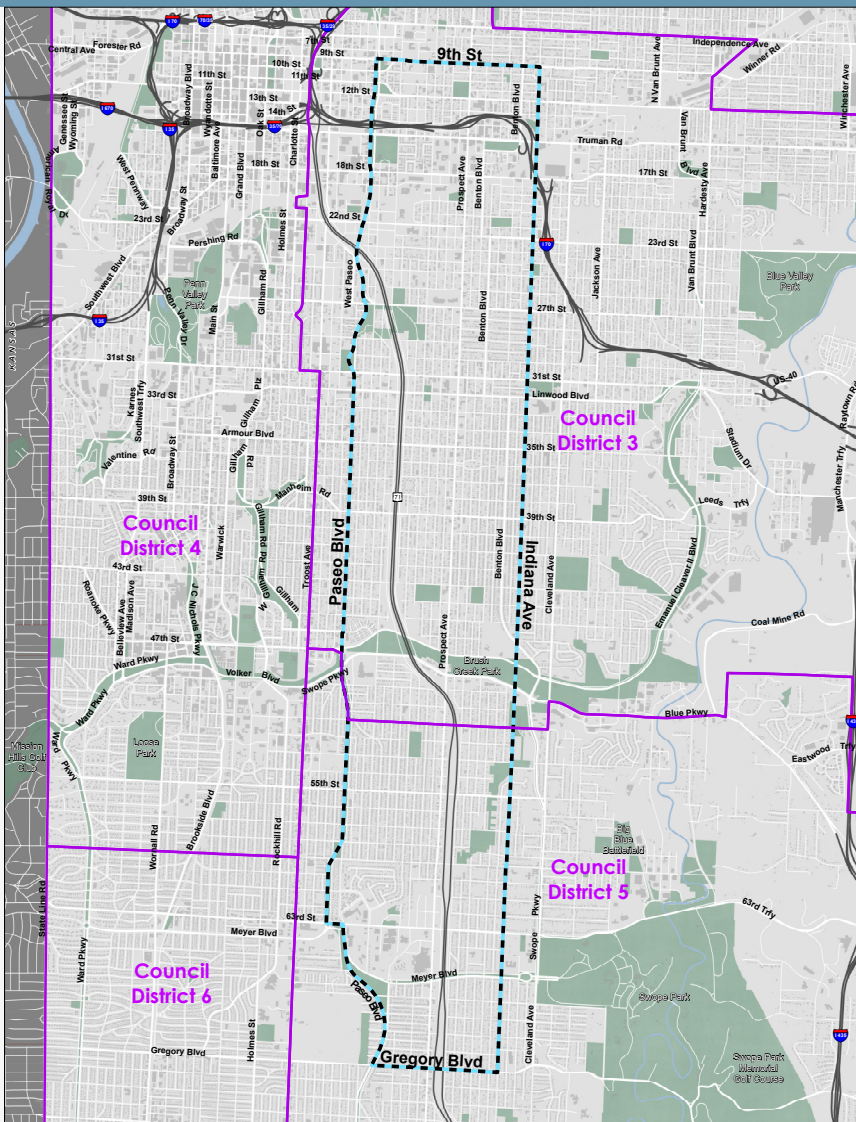
The five member economic development tax board appointed by the Mayor and approved by the City Council will administer the funds for the following purposes

- Considering economic development plans, economic development projects, or designations of an economic development area
- Recommending to the City Council actions concerning the adoption of or amendment to economic development plans, economic development projects, or designations of an economic development area
- Other duties as established by the City Council

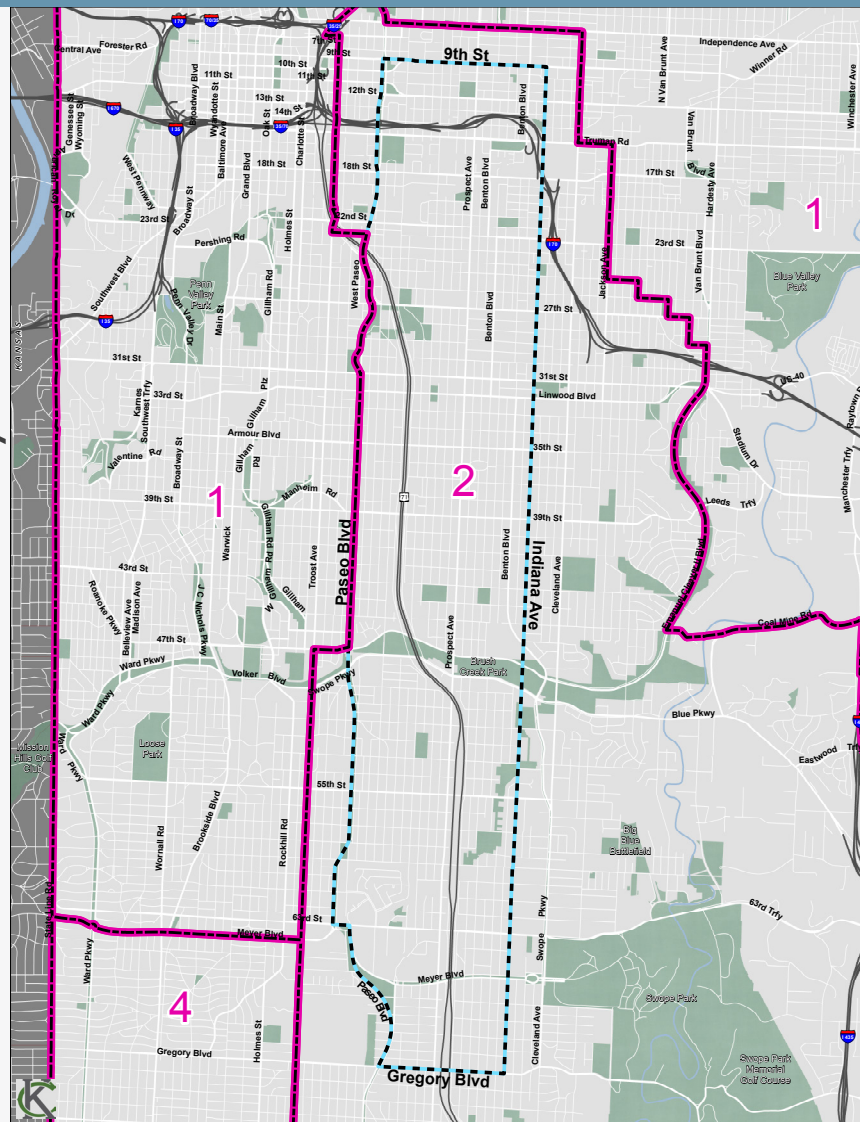


Local Political Jurisdictions

Kansas City City Council Districts

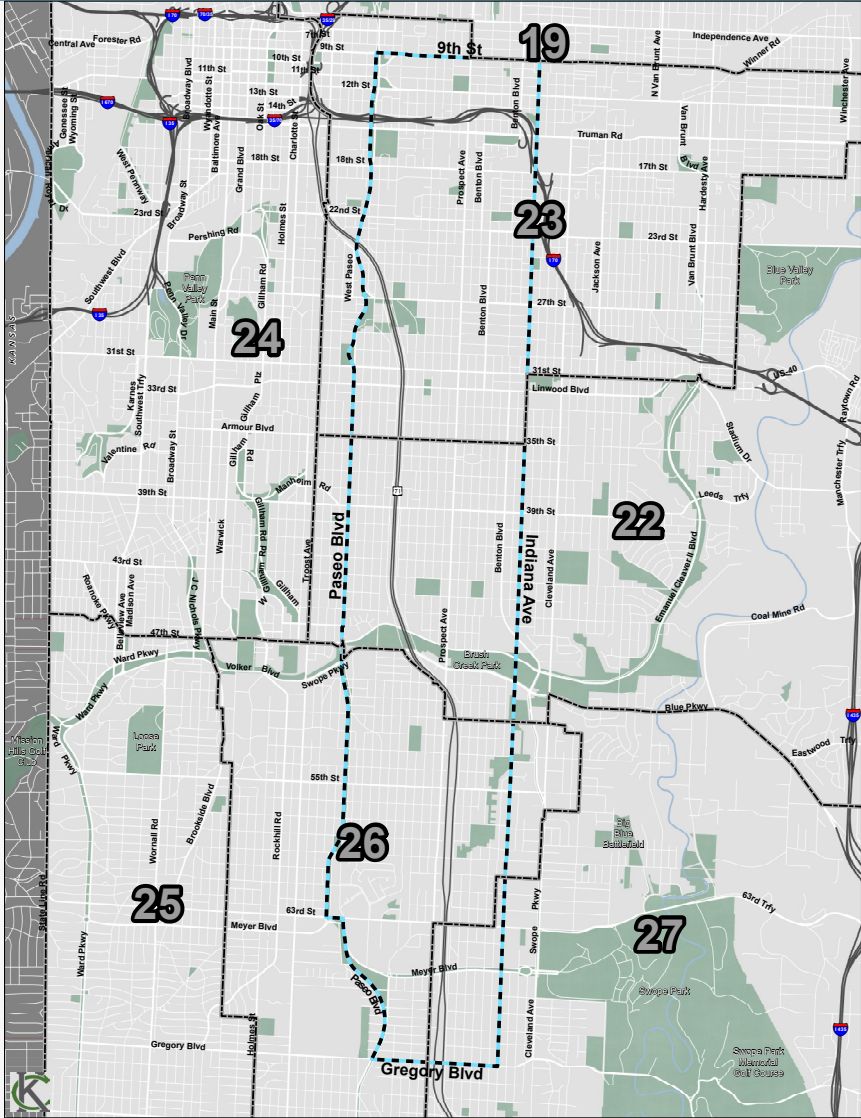


Jackson County Commissioner Districts

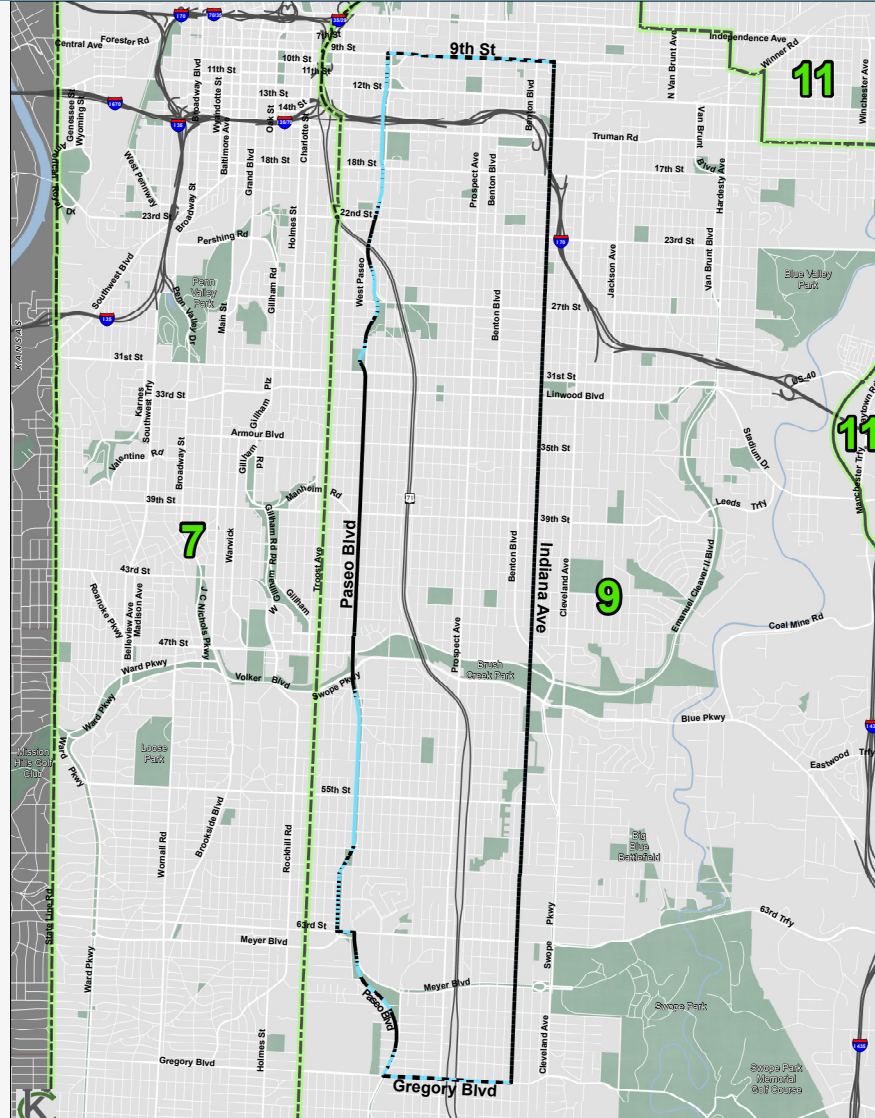


State Political Jurisdictions

Missouri House of Representatives

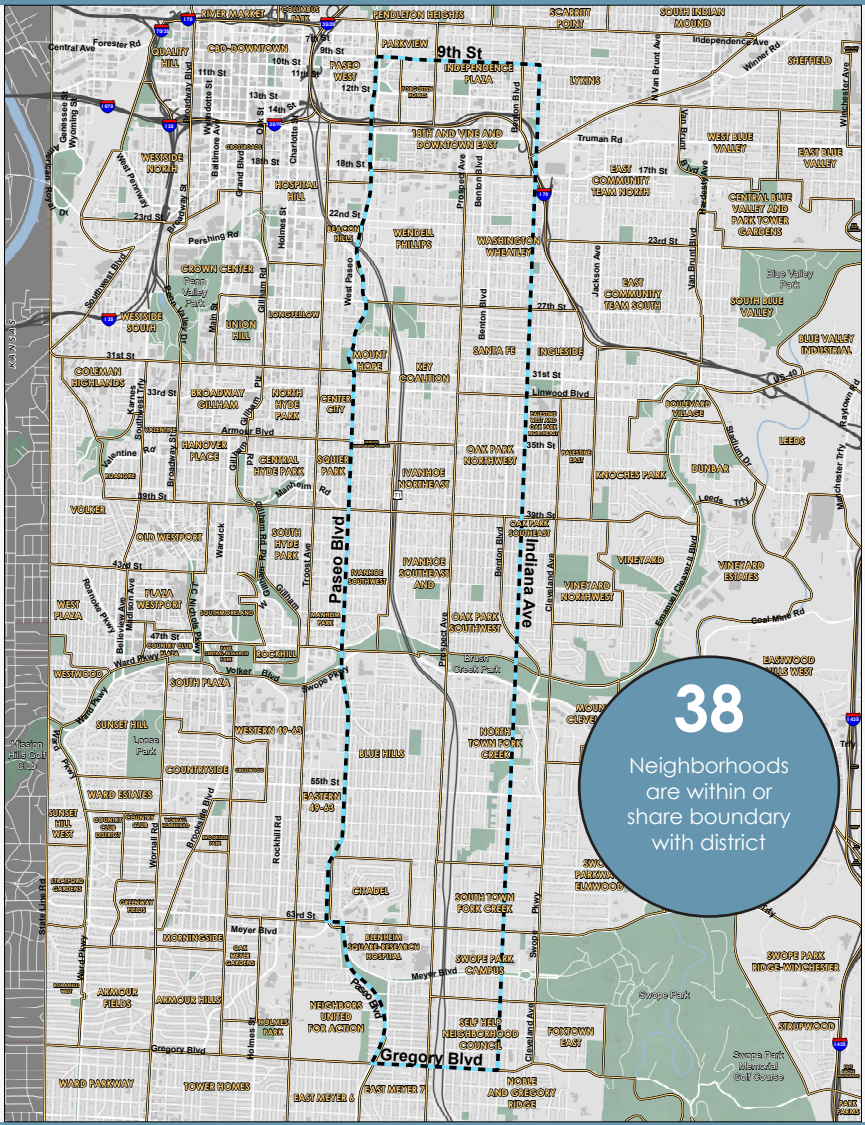


Missouri State Senate

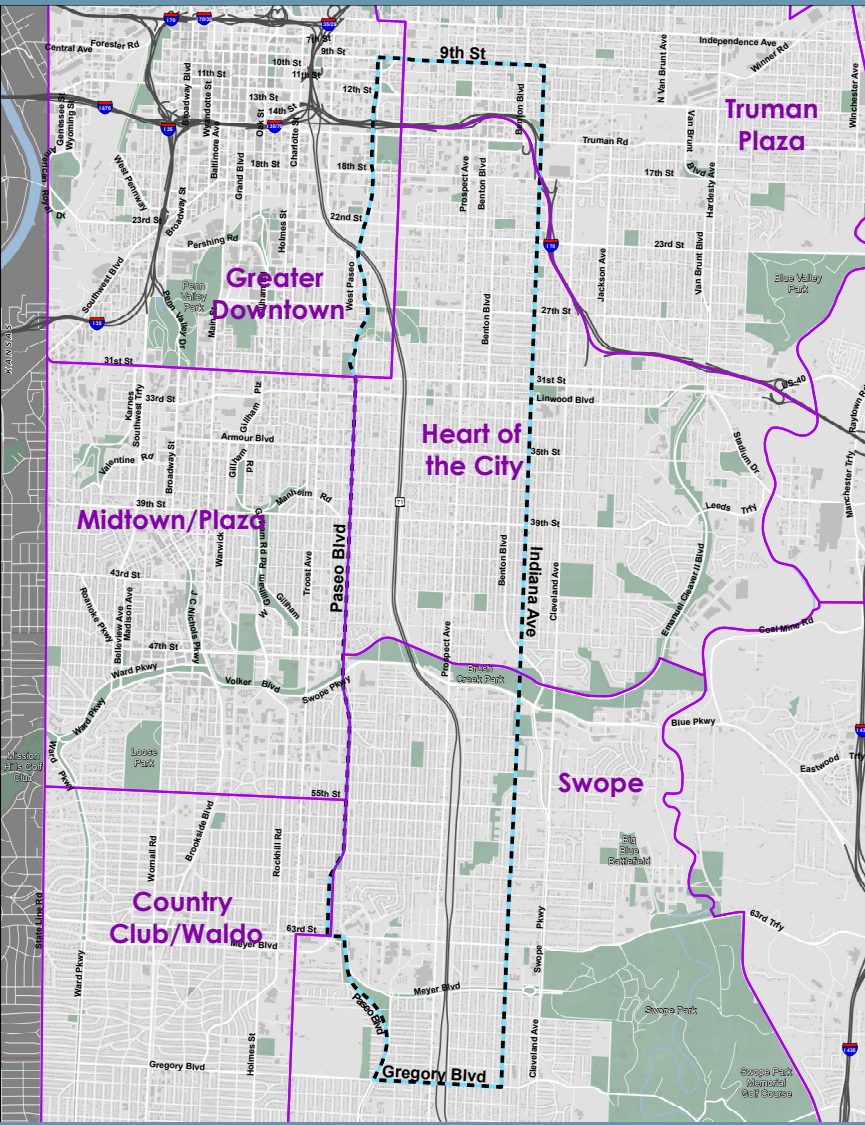


Neighborhoods & Area Plans

Neighborhoods



Area Plans



Demographics

19,528

Total number of housing
units in the study area

(19,416 in 2000)

(21,919 in 1990)

(24,548 in 1980)

13,997

Number of households in
the study area

(16,467 in 2000)

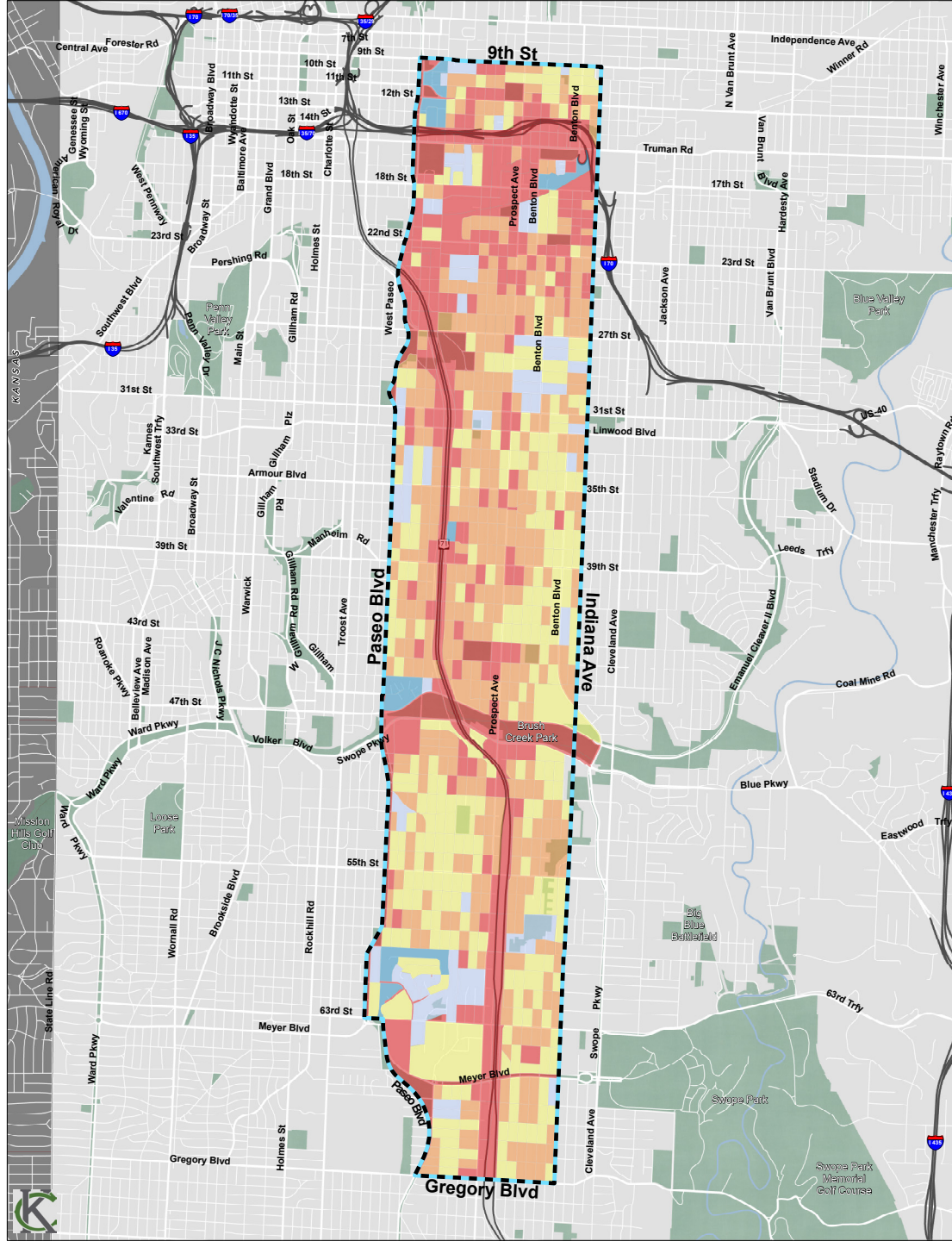
(18,254 in 1990)

(21,369 in 1980)

\$23,812

Median household income
for the study area

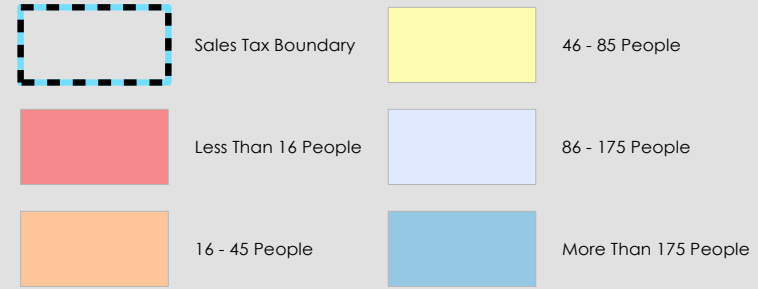
*(Compared to \$46,090 for Kansas City,
Missouri)*



Demographics

2010 Population by Census Block

Central City Sales Tax District

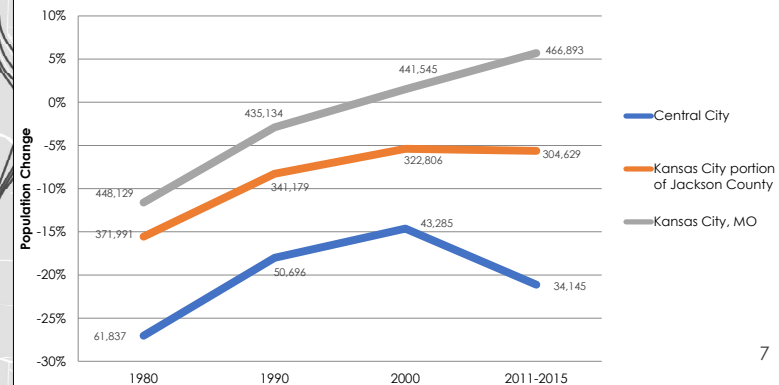


Population Comparison Since 1980

	Central City	Jackson County*	Kansas City
Total Population Now (2011-2015 ACS)	34,145	304,629	466,893
Change Since 1980	-27,692	-67,362	18,764

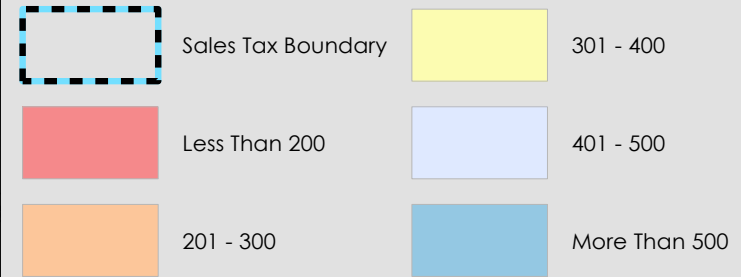
*Kansas City portion of Jackson County

Population Change 1980 - 2011/2015

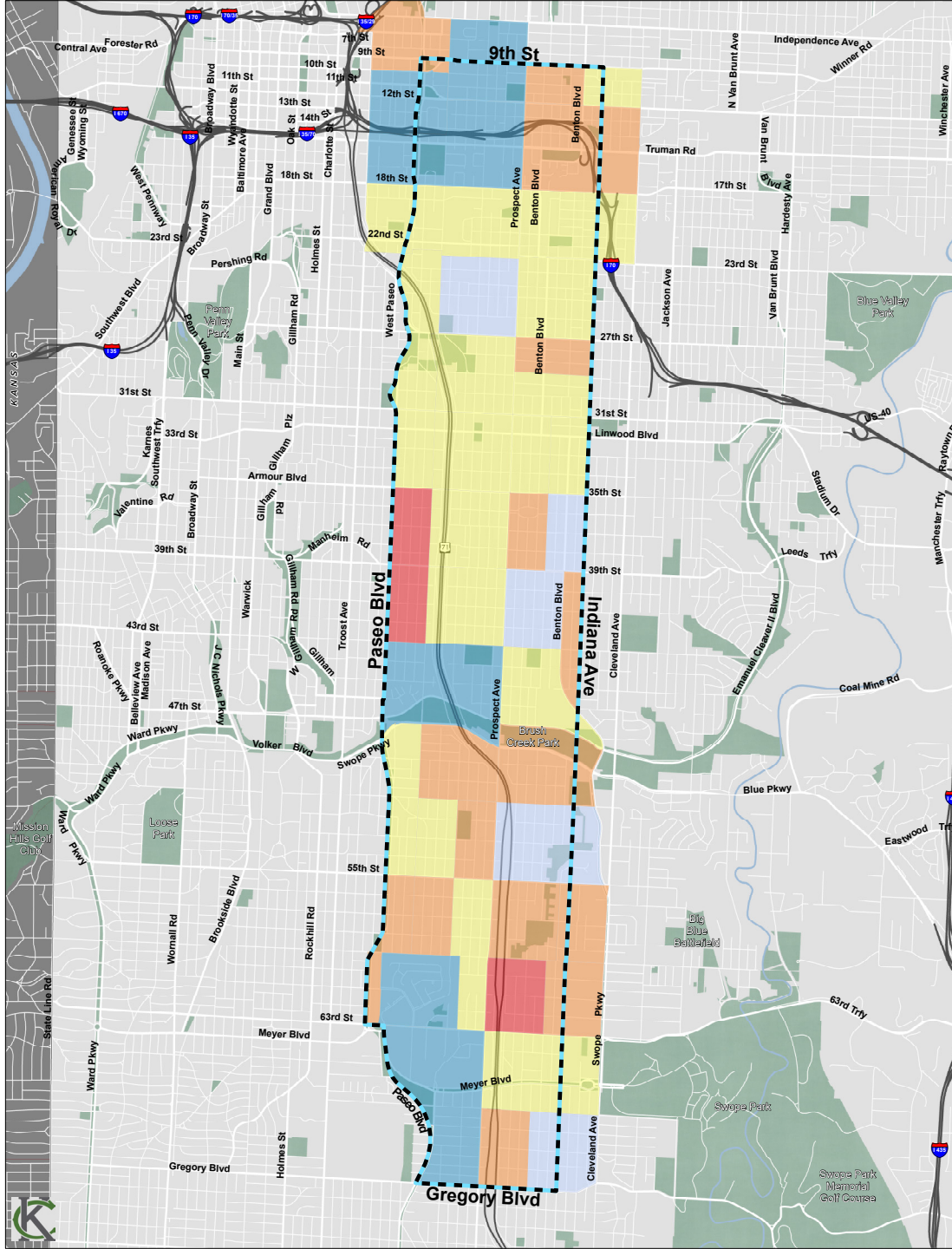
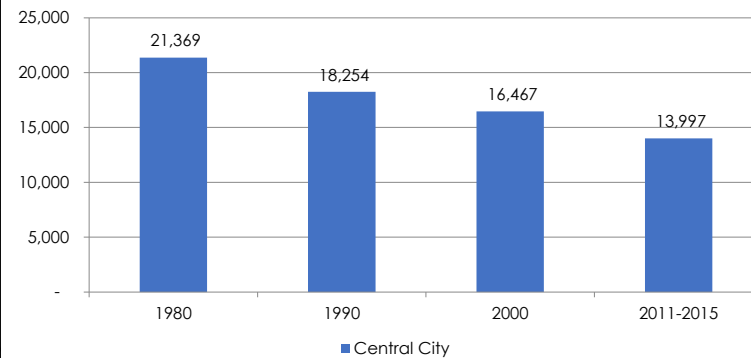


Demographics

Total Households Central City Sales Tax District



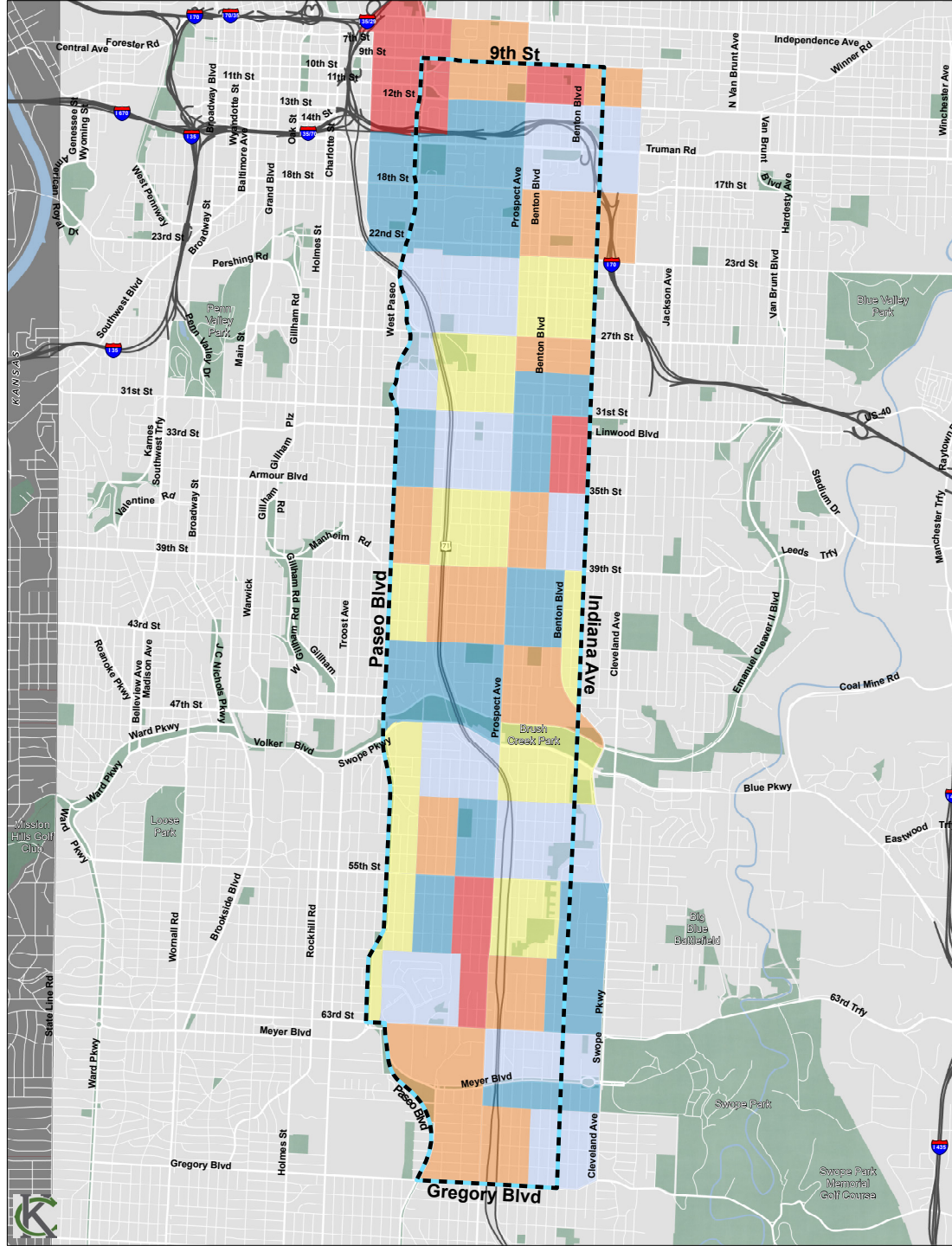
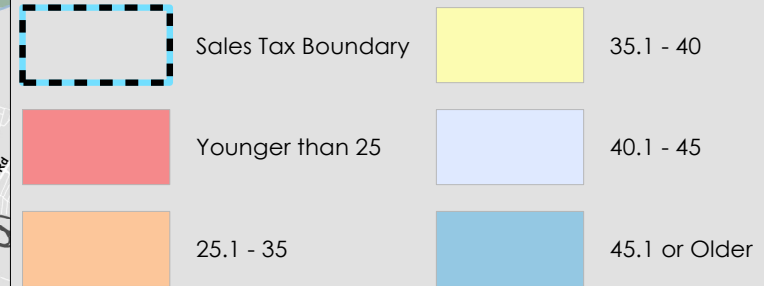
Households



Demographics

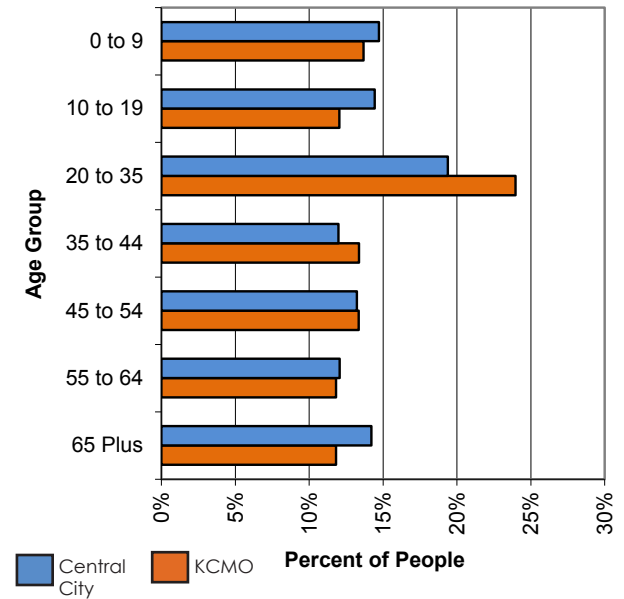
Median Age

Central City Sales Tax District



AGE

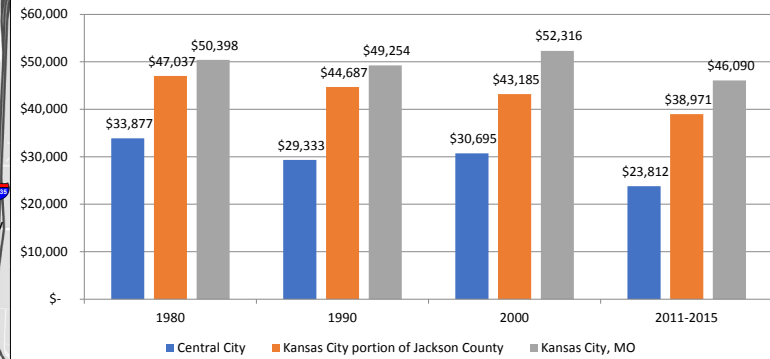
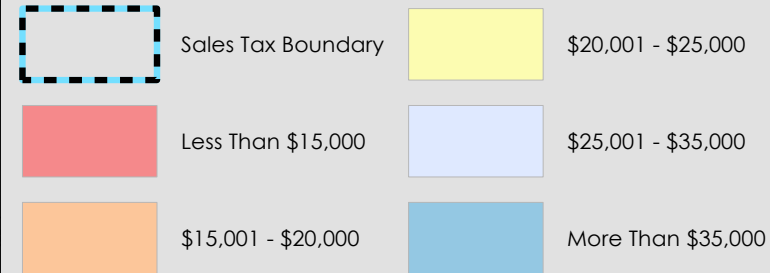
Source: 2011-2015 American Community Survey



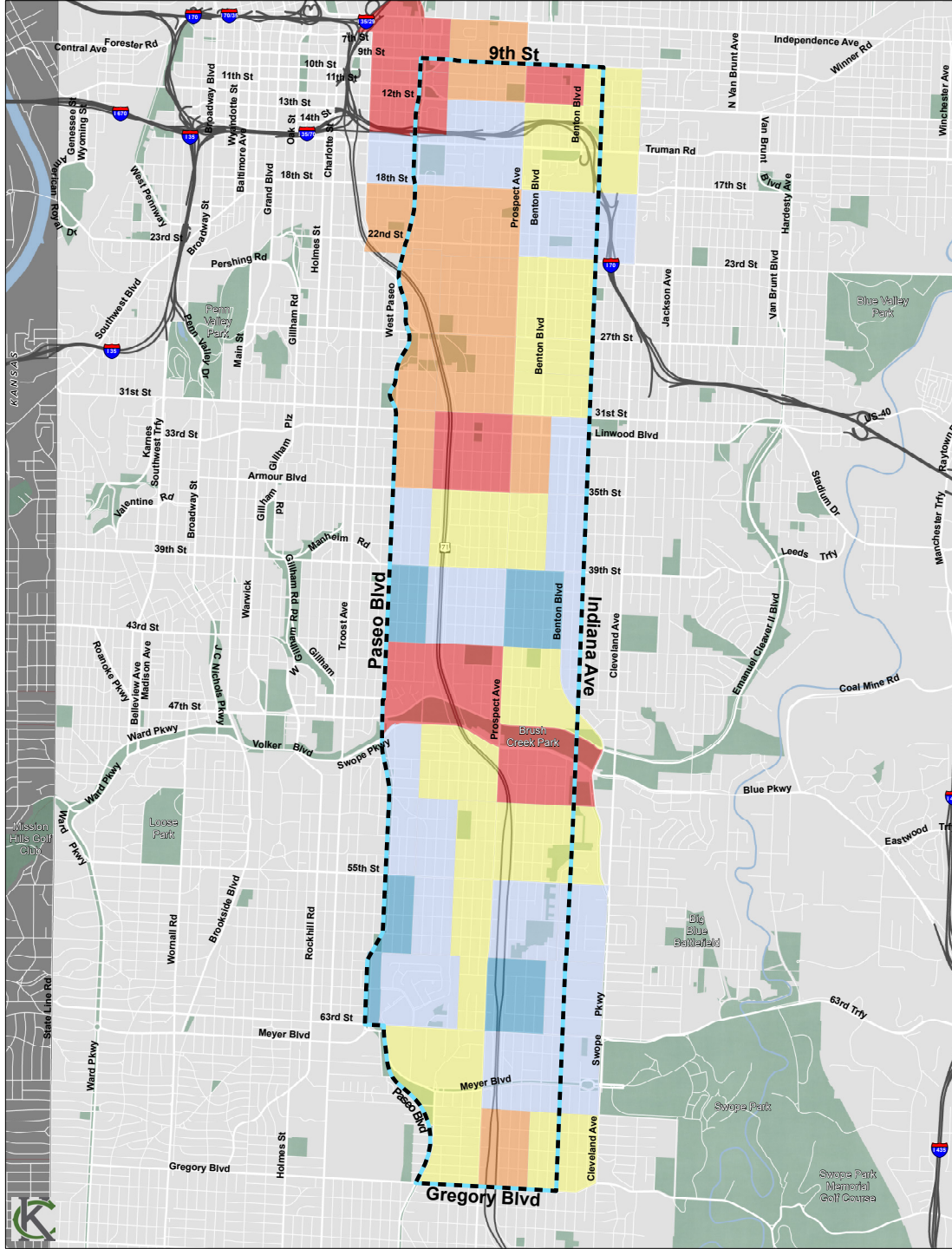
Demographics

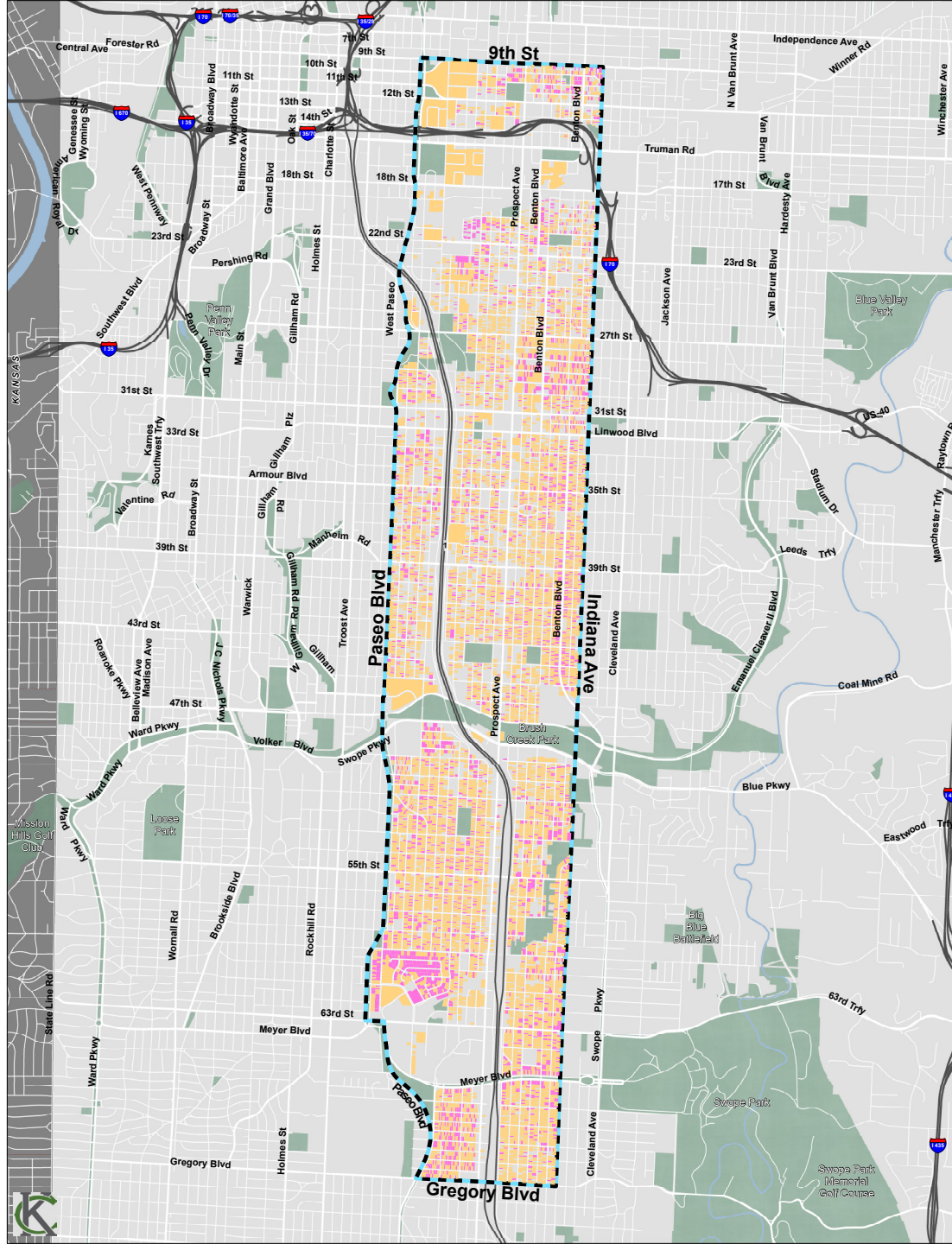
Median Household Income

Central City Sales Tax District



* Shown in 2015 constant dollars

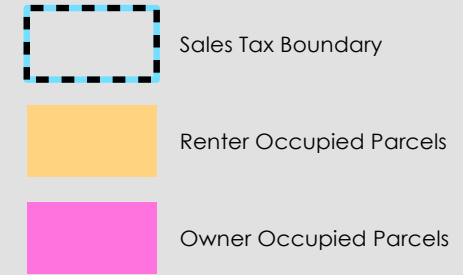




Demographics

Owner vs. Renter Occupied Housing Units

Central City Sales Tax District



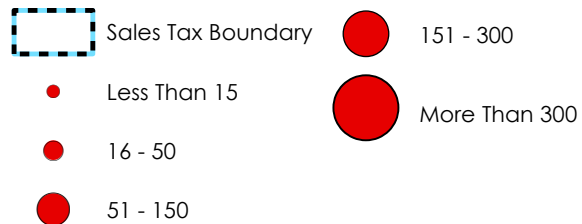
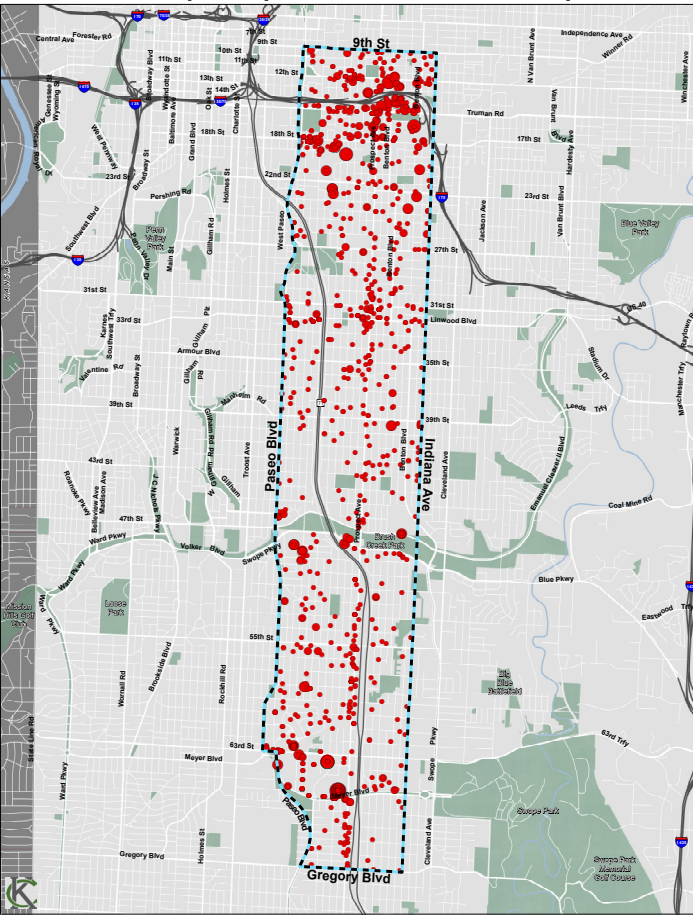
Owner and Land Use Comparison

	Central City	Jackson County*	Kansas City
Vacant	19%	10%	7%
Owner Occupied	12%	12%	11%
Renter Occupied	44%	15%	10%
Other (Commercial, Industrial, etc.)	26%	63%	72%

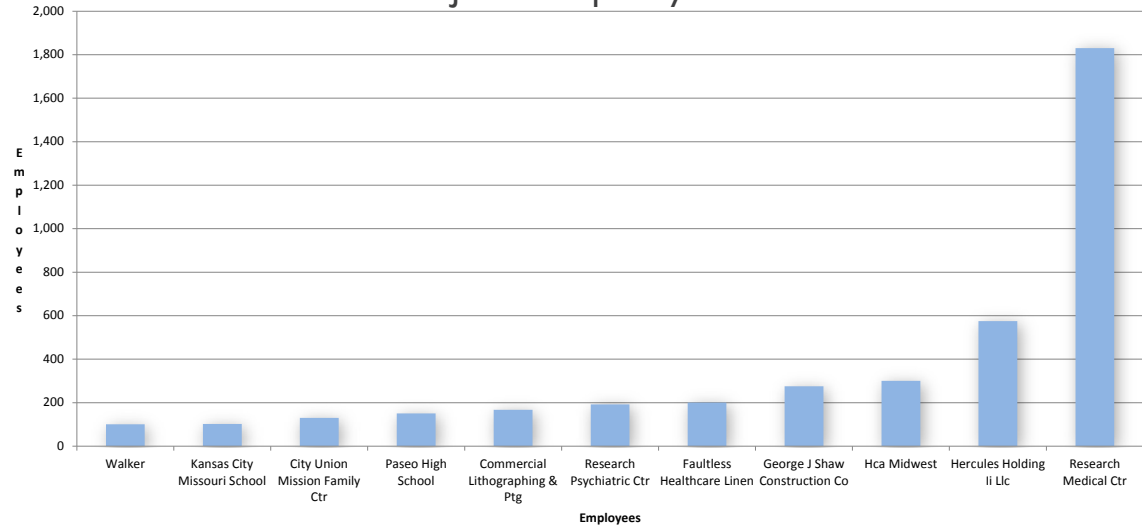
*Kansas City portion of Jackson County

Demographics - Jobs

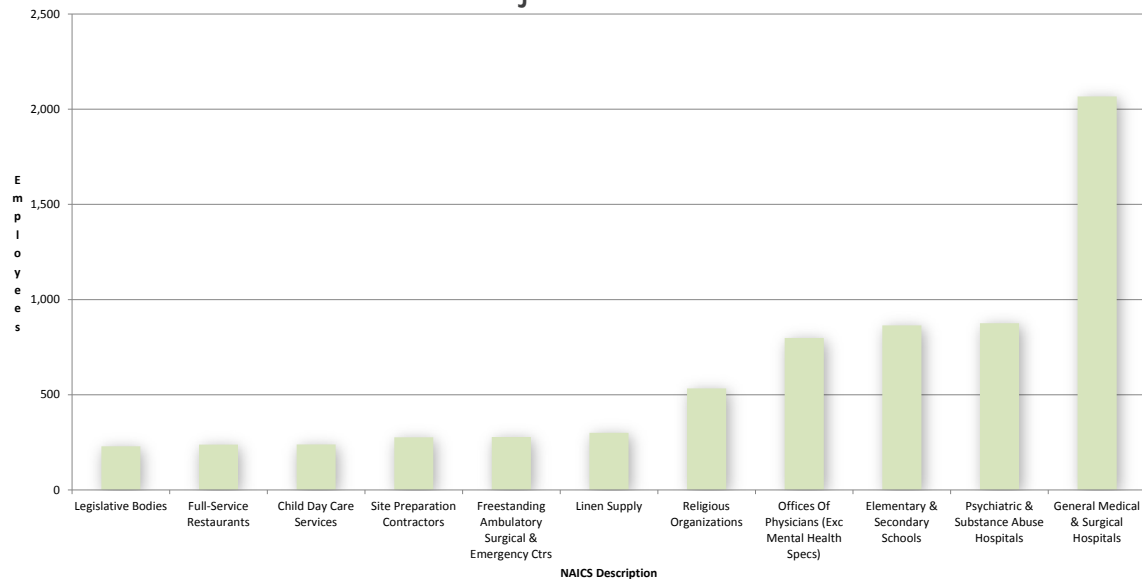
Employment Density



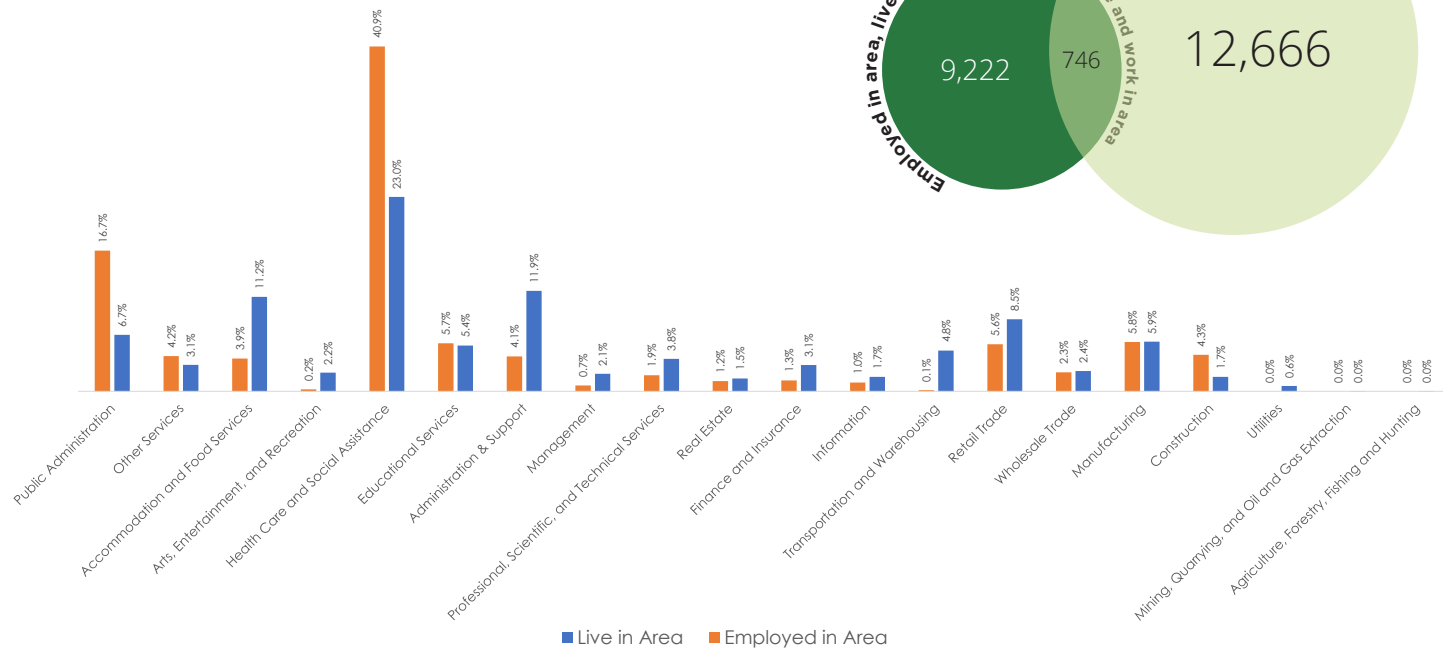
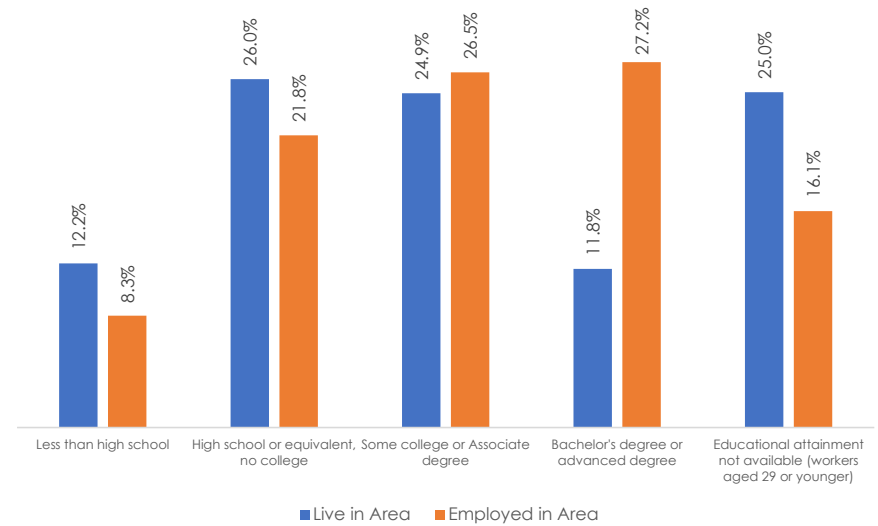
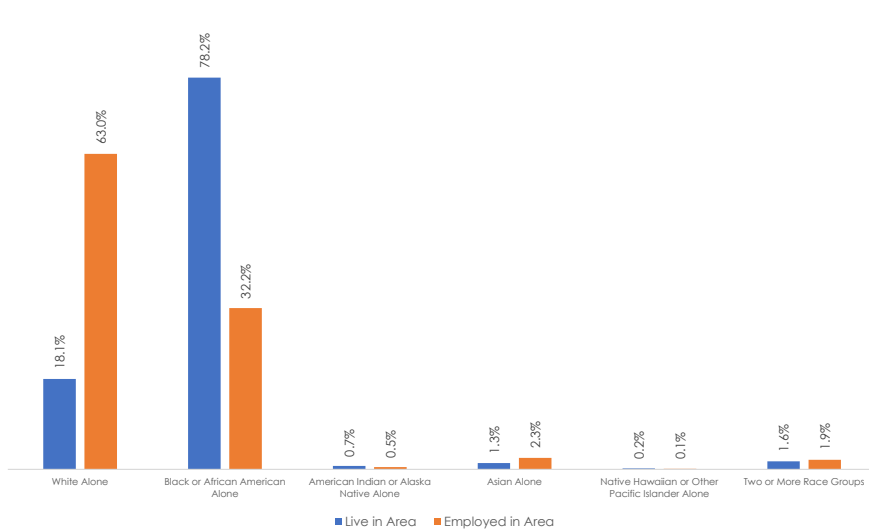
Major Employers



Major Industries



Demographics - Job Flow



Development Trends

19%

Vacant parcels

(compared to 7% for Kansas City, Missouri)

48%

Of the study area is
comprised of single family
homes

(Compared to 26% for Kansas City, Missouri)

753

Total number of housing
units demolished since 2010

*(Equal to 3.7% of overall housing units in
district)*

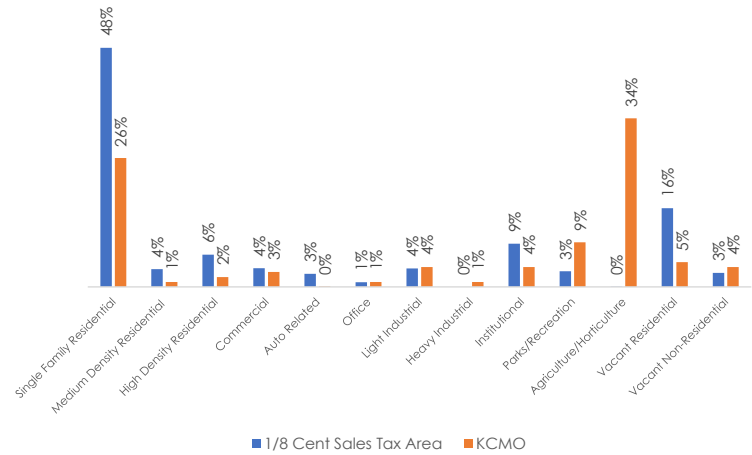
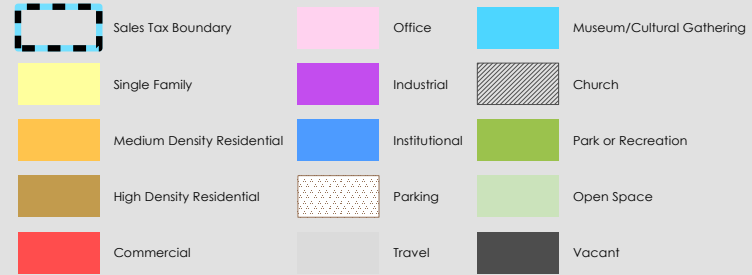
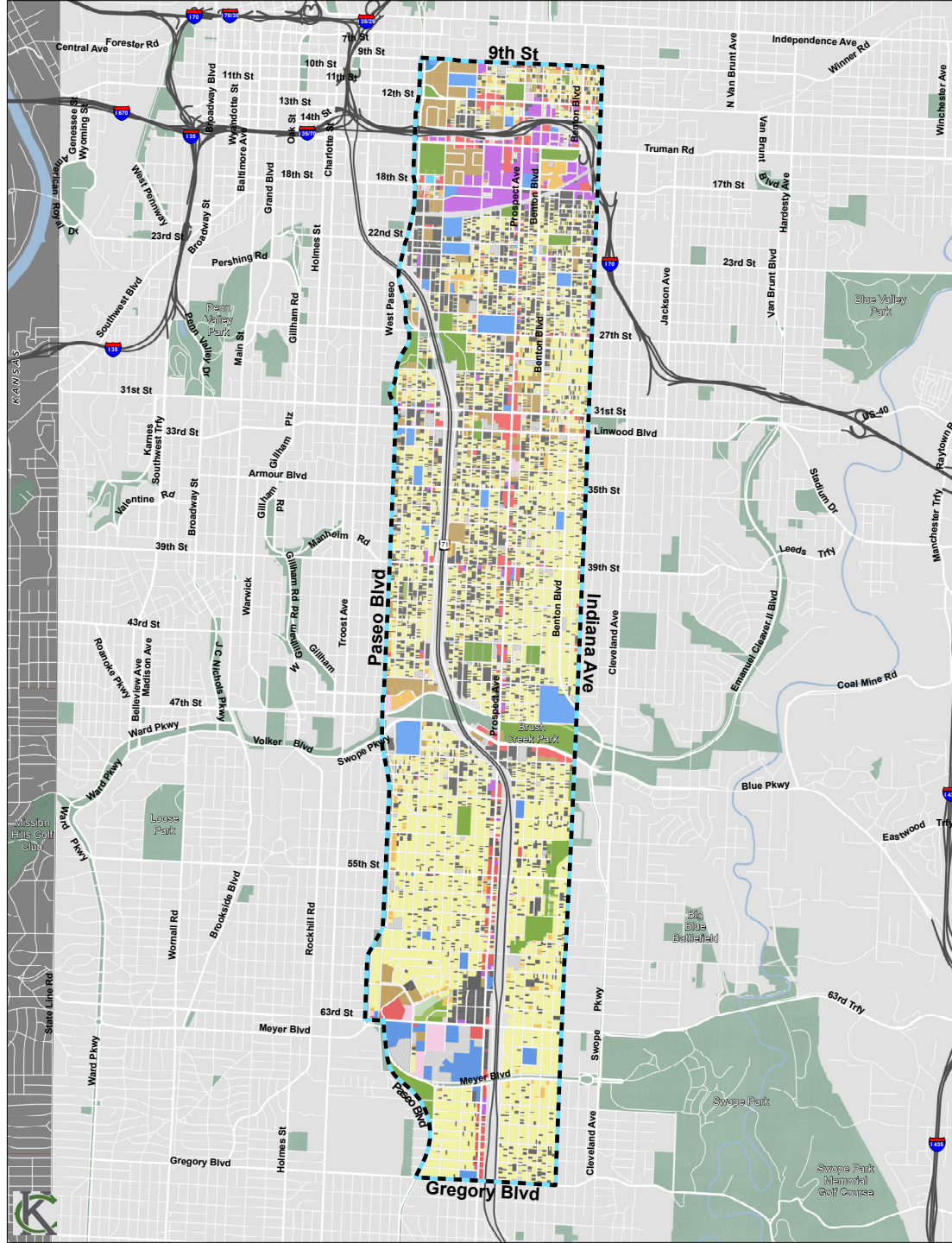
\$58,131

Median Home Value

*(Compared to \$134,275 for Kansas City,
Missouri)*

Development Trends

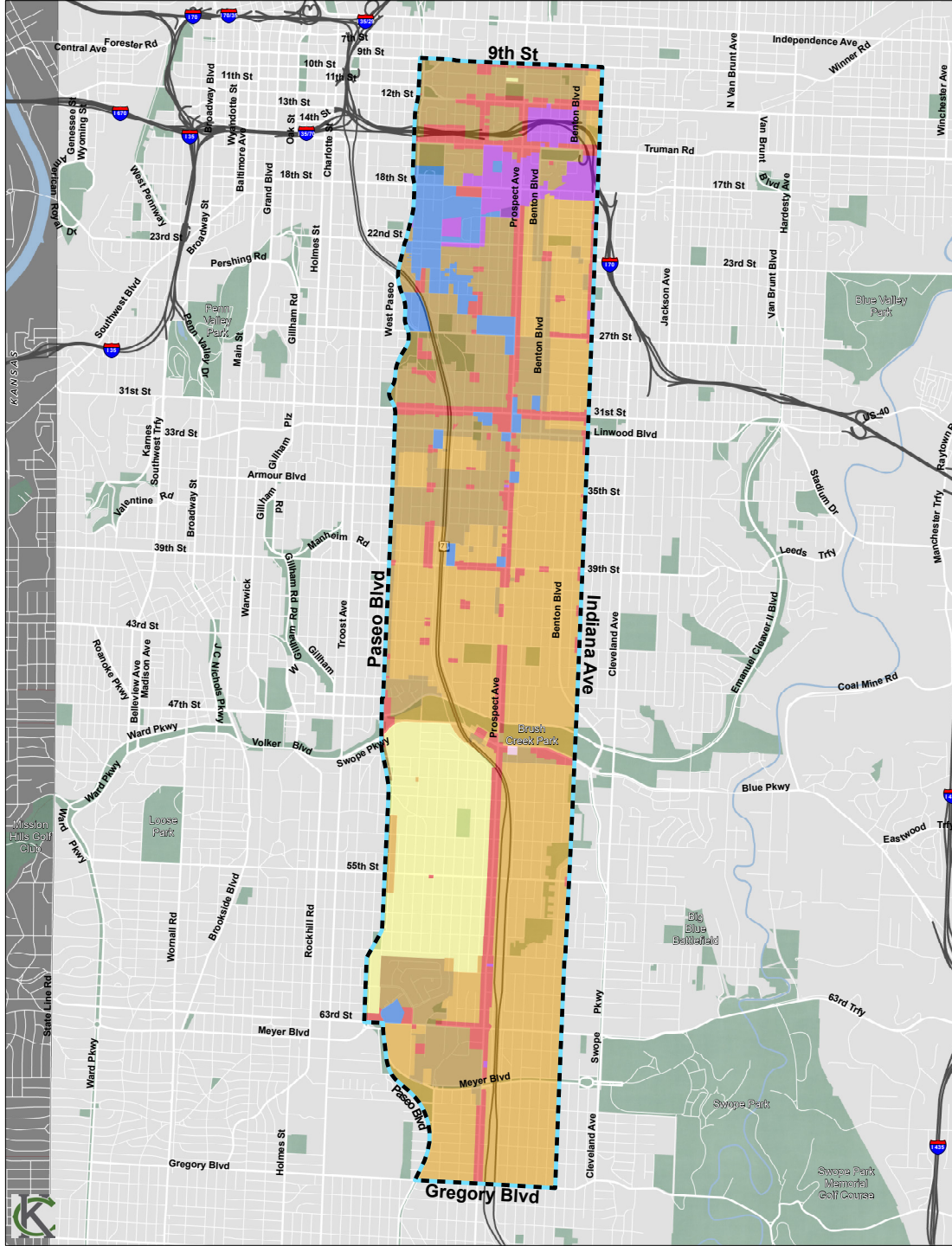
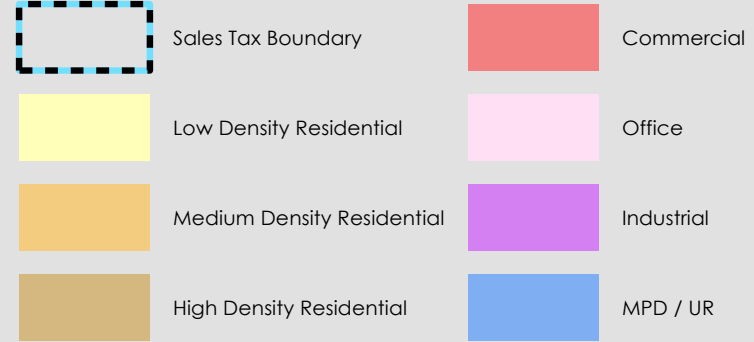
Current Land Use Central City Sales Tax District



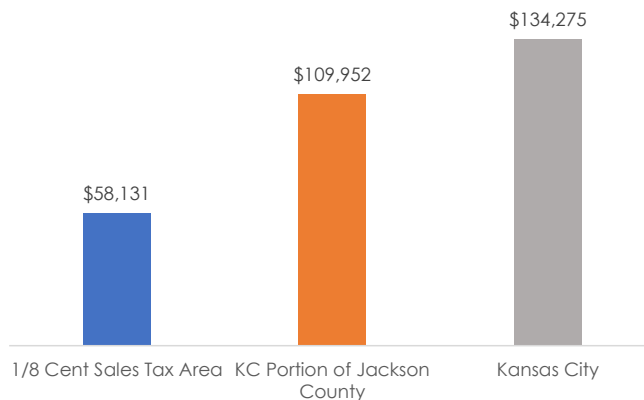
Development Trends

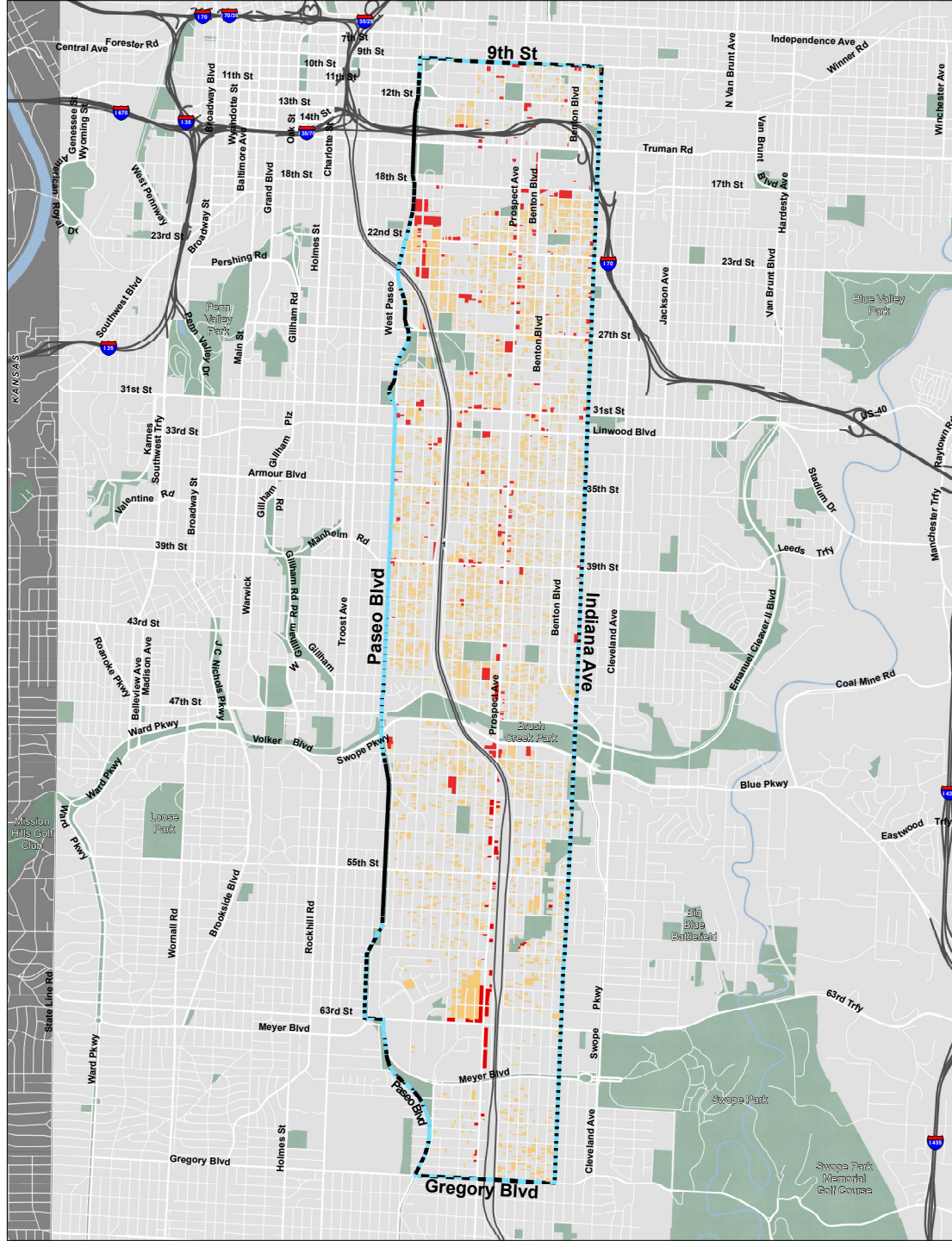
Zoning

Central City Sales Tax District



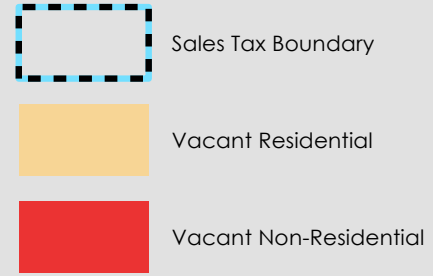
Central City Sales Tax District





Development Trends

Vacant Property Central City Sales Tax District



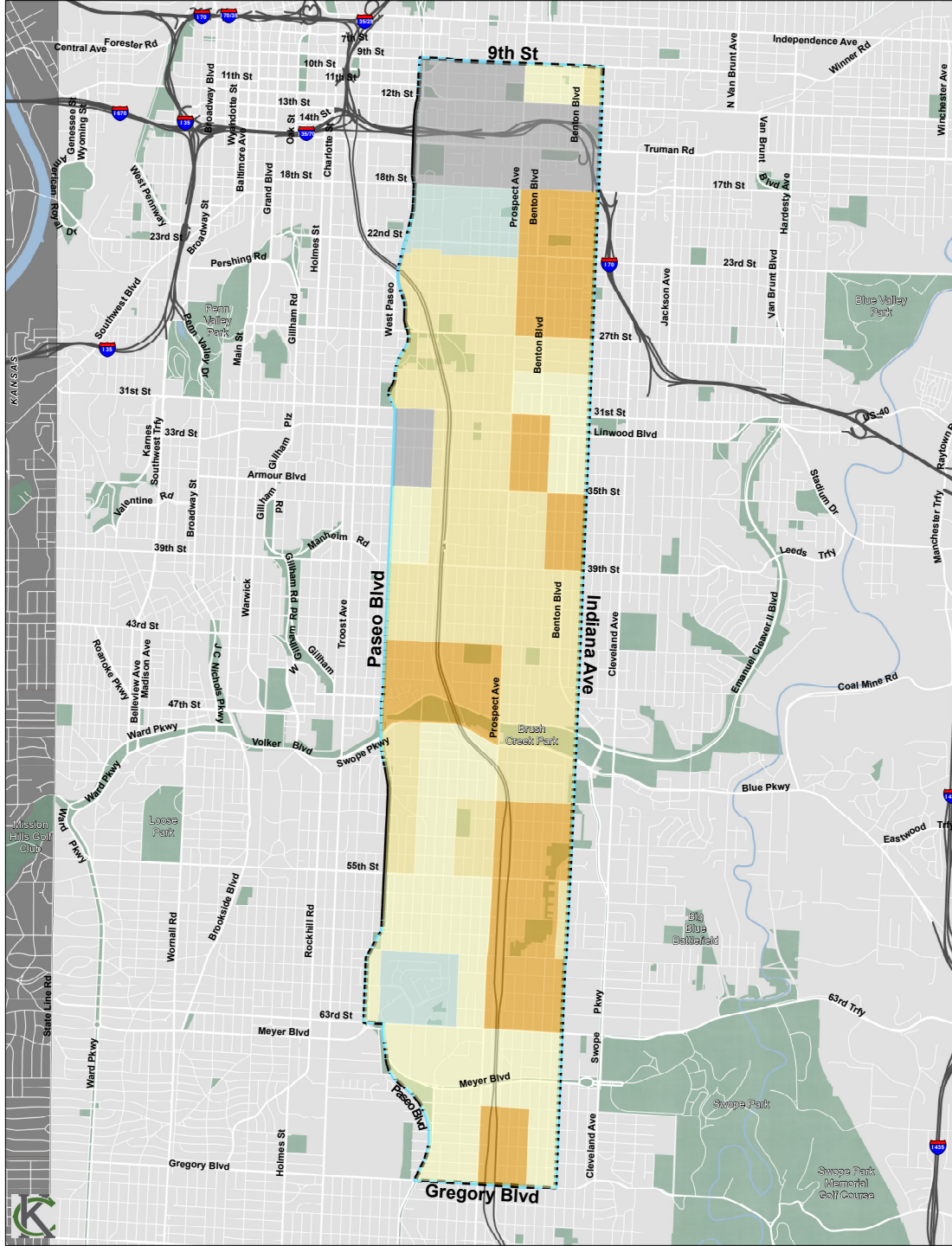
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Development Trends

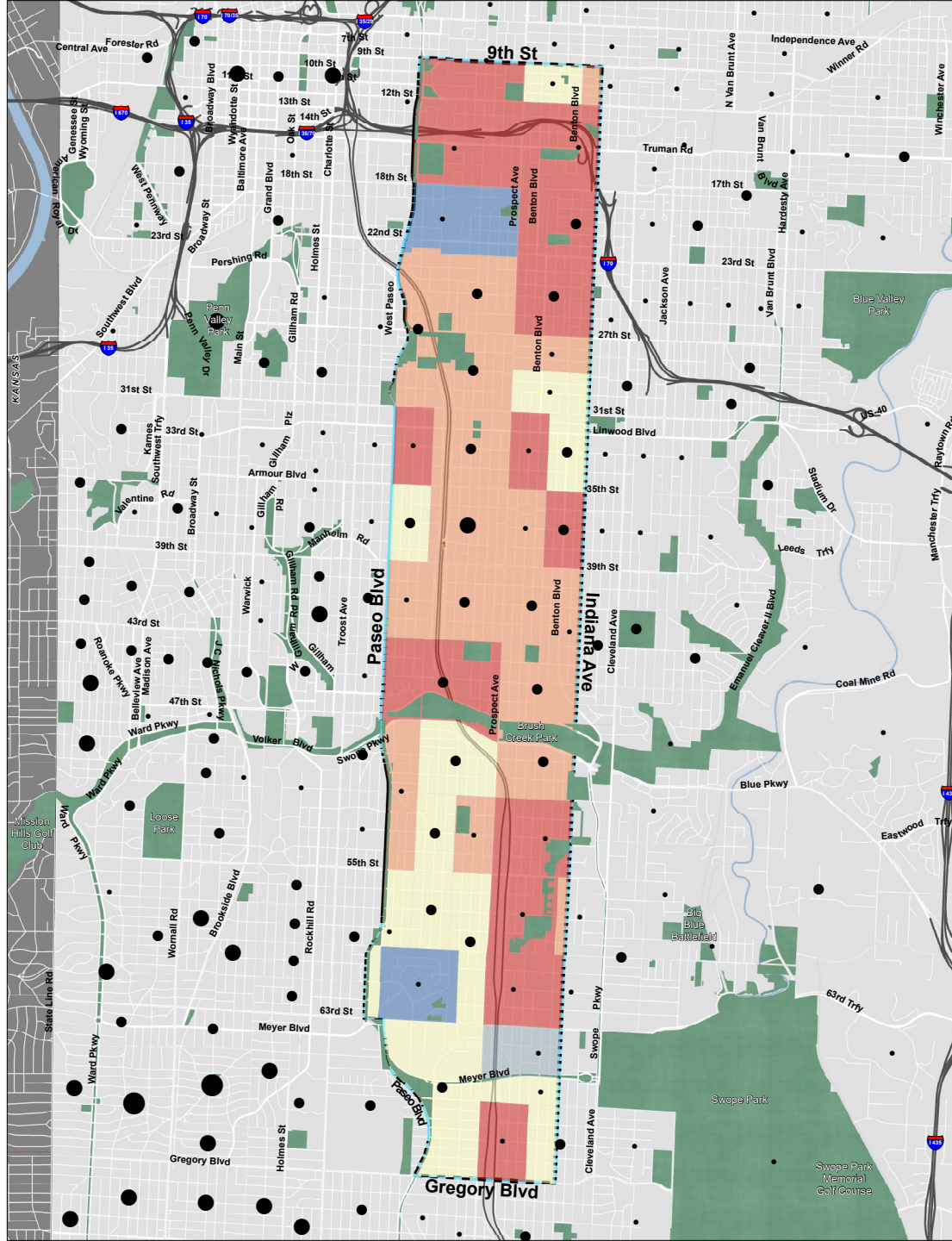
MVA Categories

Central City Sales Tax District



Sales Price vs. Census Median Home Value Comparison

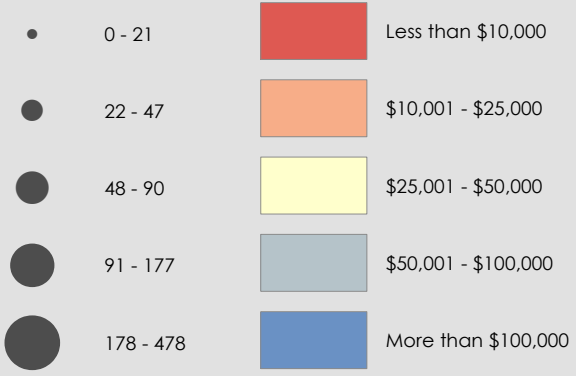
MVA Category	Average Residential Sales Price	Census Estimated Median Home Value
Category F	\$119,524	\$119,200
Category G	\$35,328	\$53,776
Category H	\$17,840	\$55,500
Category I	\$5,850	\$50,030
Primarily Rental	-	\$33,333
Insufficient Data - Less Than 5 Sales	-	44,866
Overall	\$22,085	\$54,498



Development Trends

Sales Price and Number of Sales (MVA)

Central City Sales Tax District



Development Trends

Demolitions

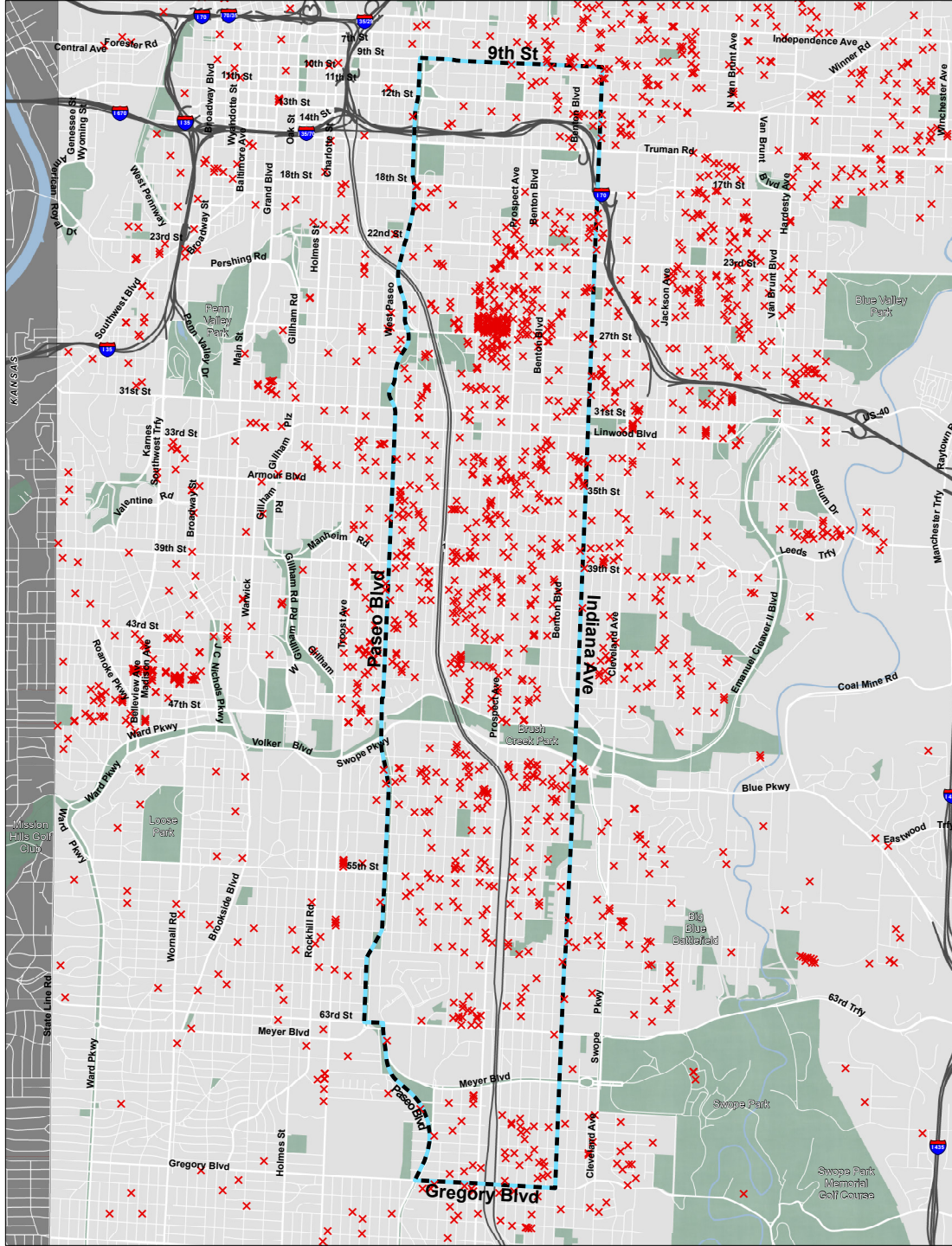
Central City Sales Tax District



Sales Tax Boundary



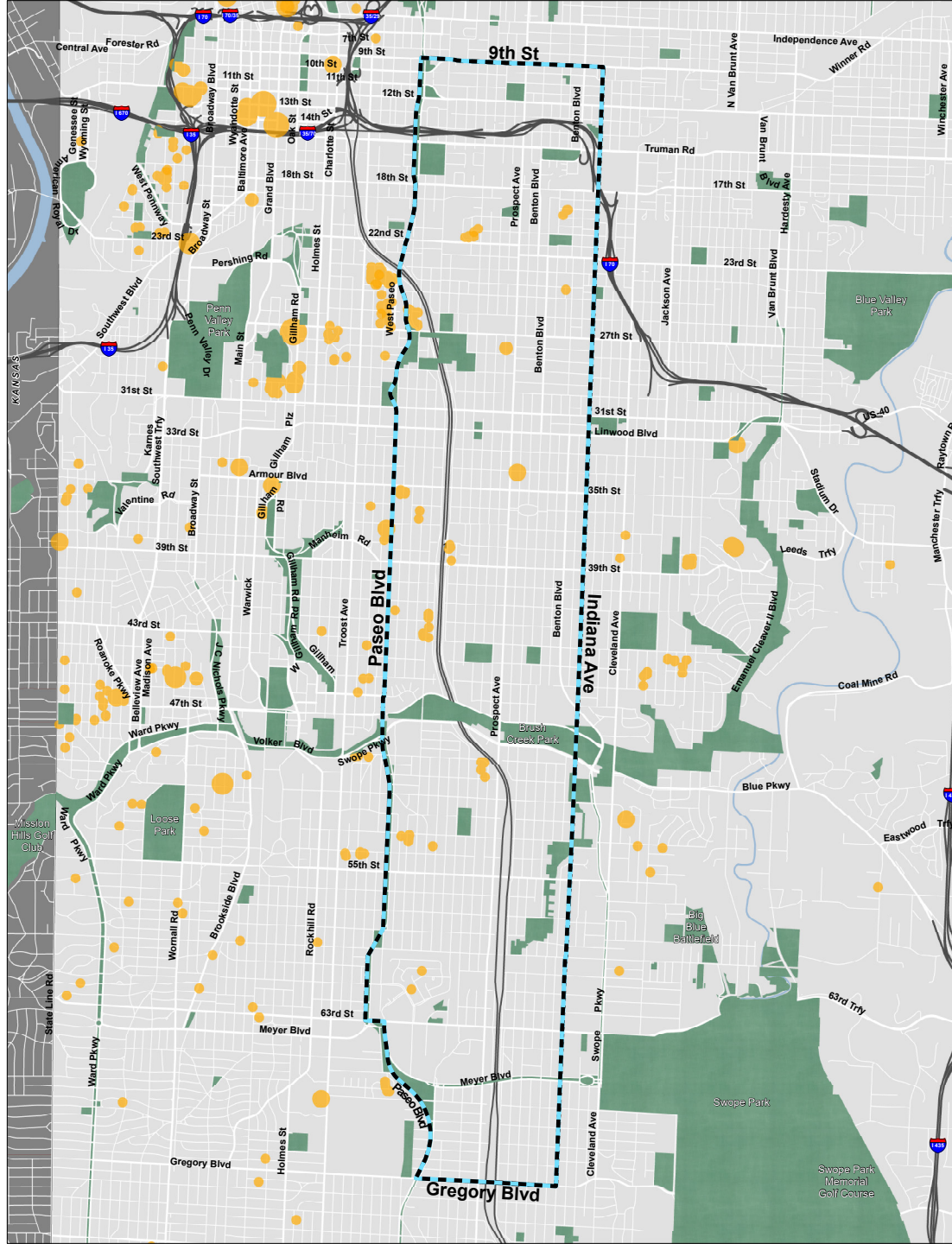
Demolition



Residential Demolitions Since 2010

	Central City	Jackson County*	Kansas City
Residential Units Demolished	753	2,456	2,585
Percent of Total Units Demolished Since 2010	29%	95%	-

*Kansas City portion of Jackson County



Development Trends

New Residential Construction

Central City Sales Tax District



Sales Tax Boundary



1 - 18



19 - 45



46 - 80

80.1 - 221

More than 221

New Residential Units Since 2010

	Central City	Jackson County*	Kansas City
New Residential Units Built	212	5,319	14,107
Percent of Total Units Built Since 2010	1.5%	37.7%	-

*Kansas City portion of Jackson County

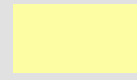
Development Trends

Year Structured Built

Central City Sales Tax District

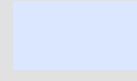


Sales Tax Boundary

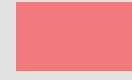


1926 - 1950

No data



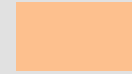
1950 - 1975



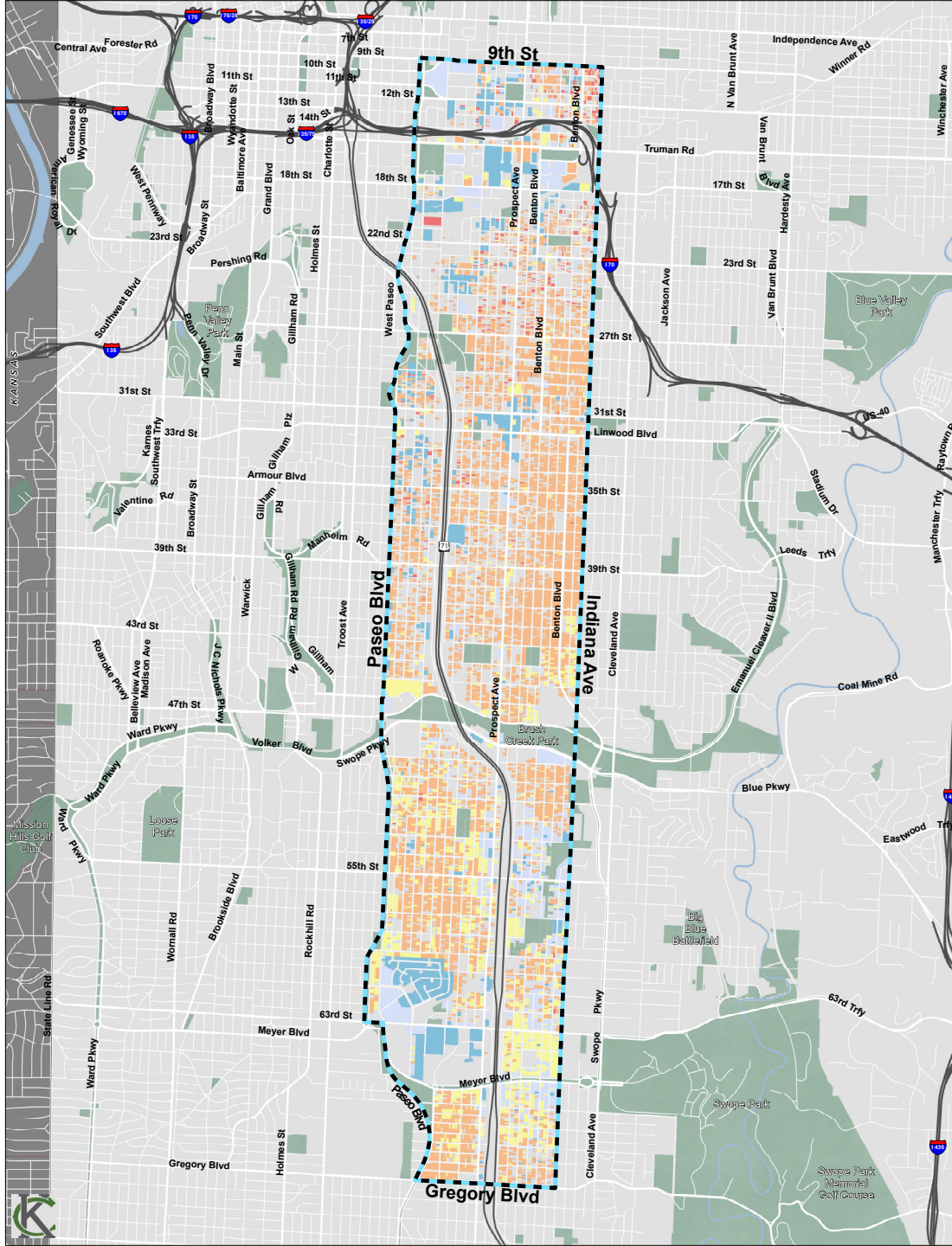
Before 1900



After 1975



1900 - 1925



Development Trends

Transit

Central City Sales Tax District



Sales Tax Boundary



Frequent Service (Every 15 Min and Less)



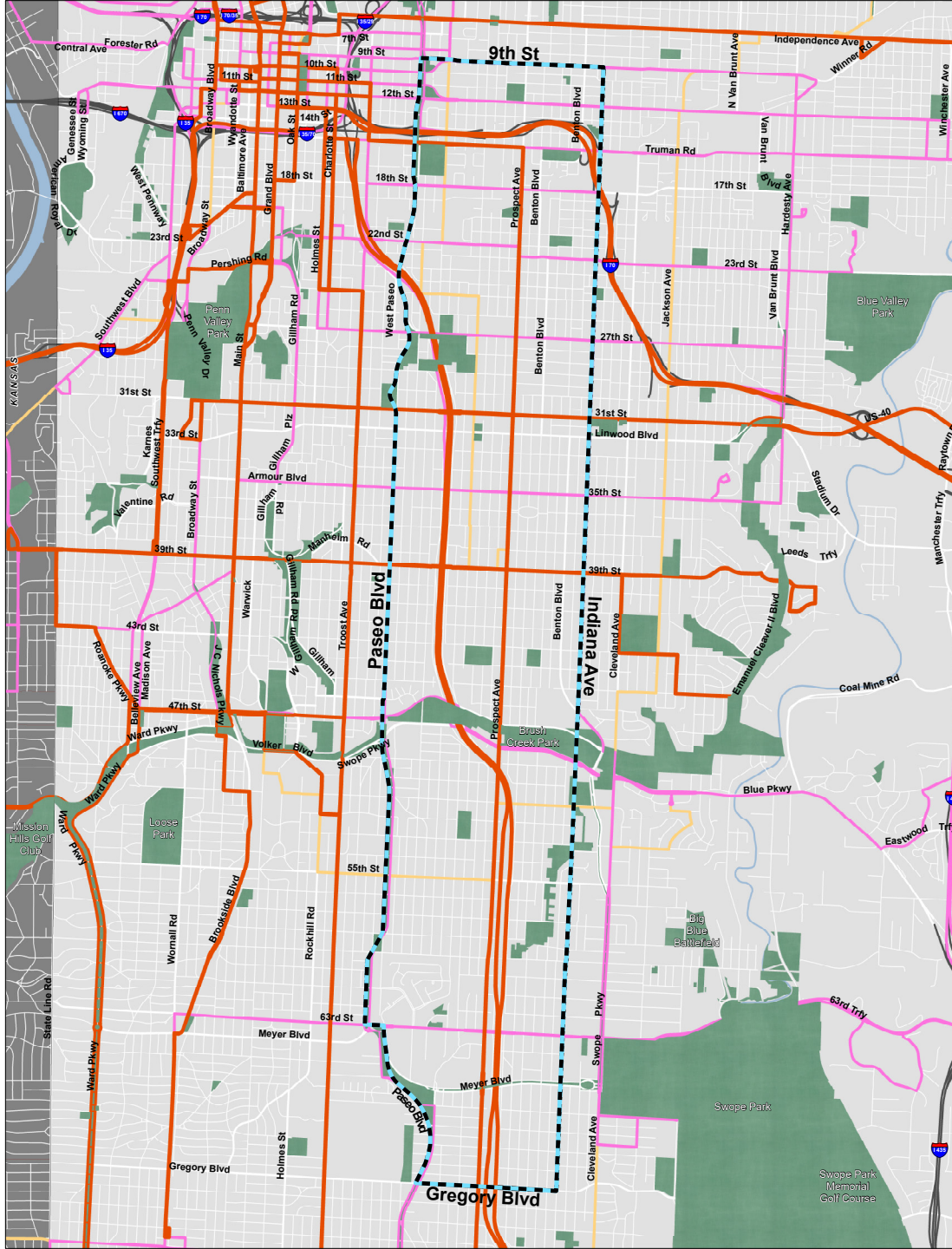
Stable Service (Every 20 - 30 Min)



Occasional Service (Every 40 - 60 Min)

Bus Lines That Intersect Boundary

- 108 Indiana
- 109 9th Street
- 11 Northeast-Westside
- 110 Woodland/Brooklyn
- 12 12th Street
- 123 23rd Street
- 15 Truman Road
- 152 Lee's Summit / Raytown Express
- 155 55th Street
- 15x Truman Road Express
- 163 63rd Street
- 170 Blue Springs Express
- 27 27th Street
- 28 Blue Ridge
- 28x Blue Ridge Express
- 31 31st Street
- 32 Linwood Link
- 34x Shoal Creek/Liberty Express
- 35 35th Street
- 36x Gladstone Express
- 39 39th Street
- 47 Broadway
- 471 71 Hwy Express
- 71 Prospect
- 85 Paseo



Redevelopment Opportunities

6

Tax Increment Financing Districts

- Jazz District TIF
- 39th & Prospect TIF
- Brush Creek Corridor TIF
- Troost Proactive TIF
- Southtown Urban Life Development TIF
- Southtown Corridor TIF

8

Planning Initiatives

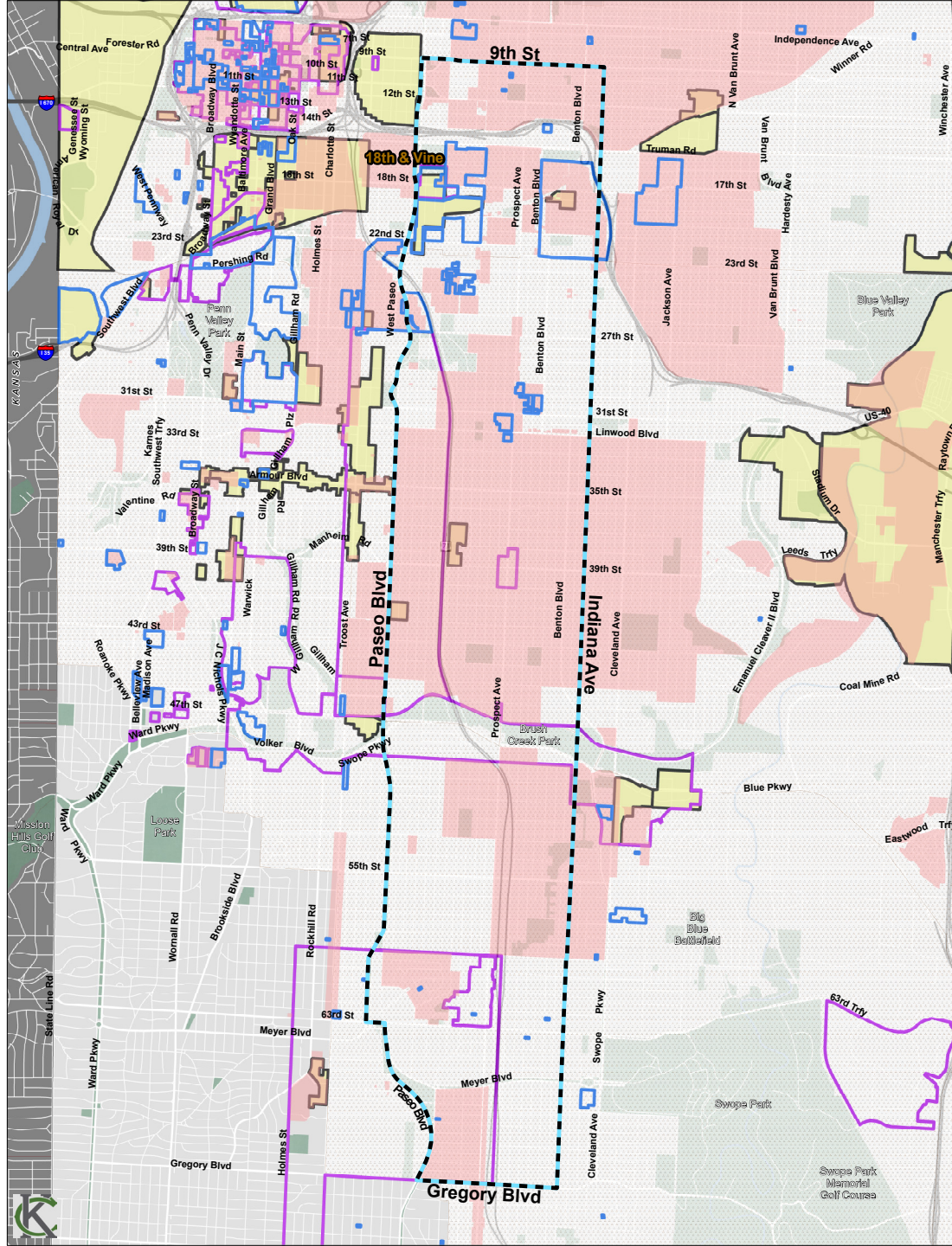
- 18th & Vine
- 39th Street Redevelopment Plan
- Bluford Library
- Independence Avenue Overlay
- Independence Avenue Right-of-Way Study
- Prospect - Prosperity Playbook
- Prospect TOD
- Urban Neighborhood Initiative (UNI)

Redevelopment Opportunities

Incentives

Central City Sales Tax District

-  Sales Tax Boundary
-  Urban Redevelopment 353
-  Urban Renewal Area
-  TIF
-  PIEA
-  Enterprise Zone



Central City Sales Tax District

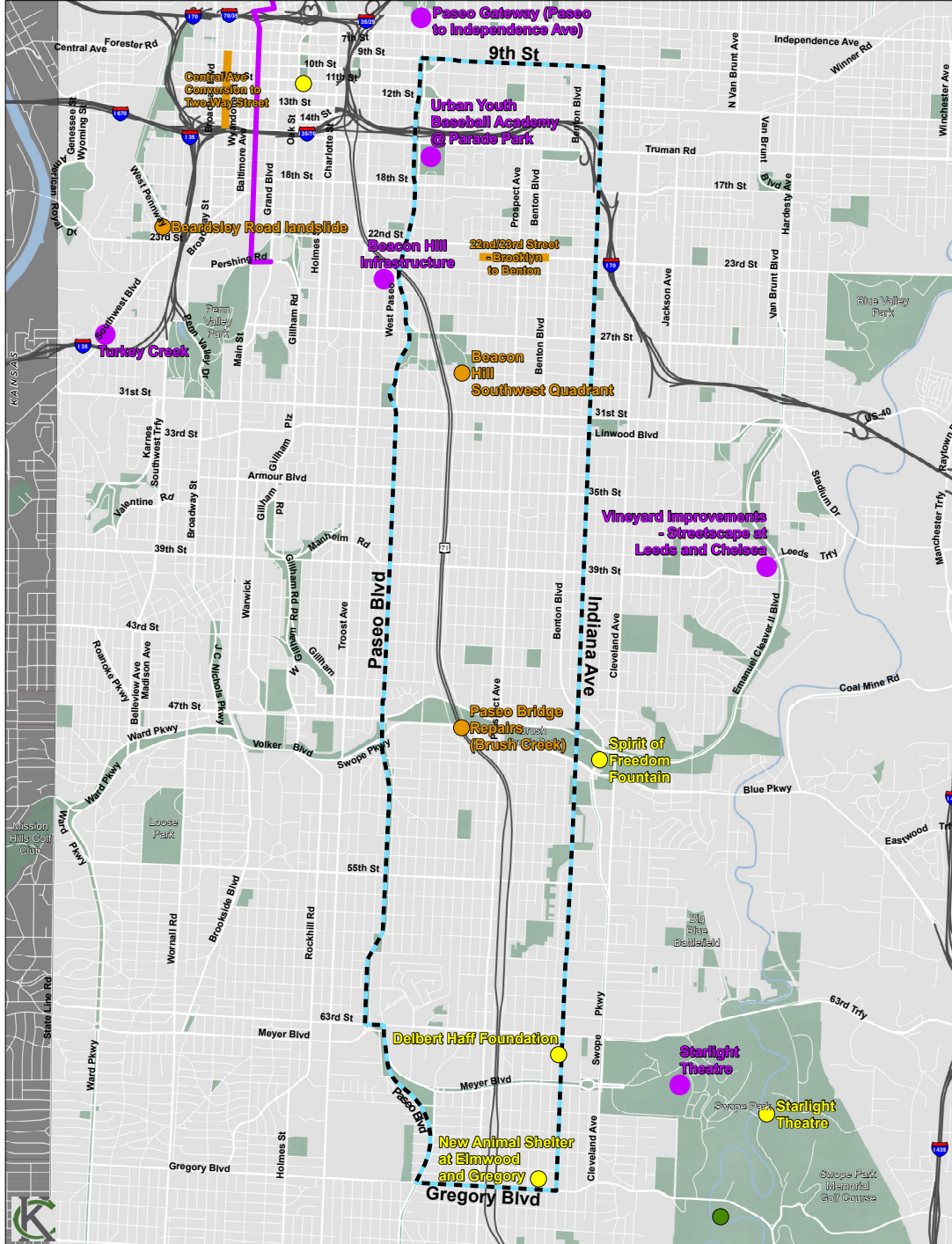
Tax Increment Financing

Redevelopment Opportunities

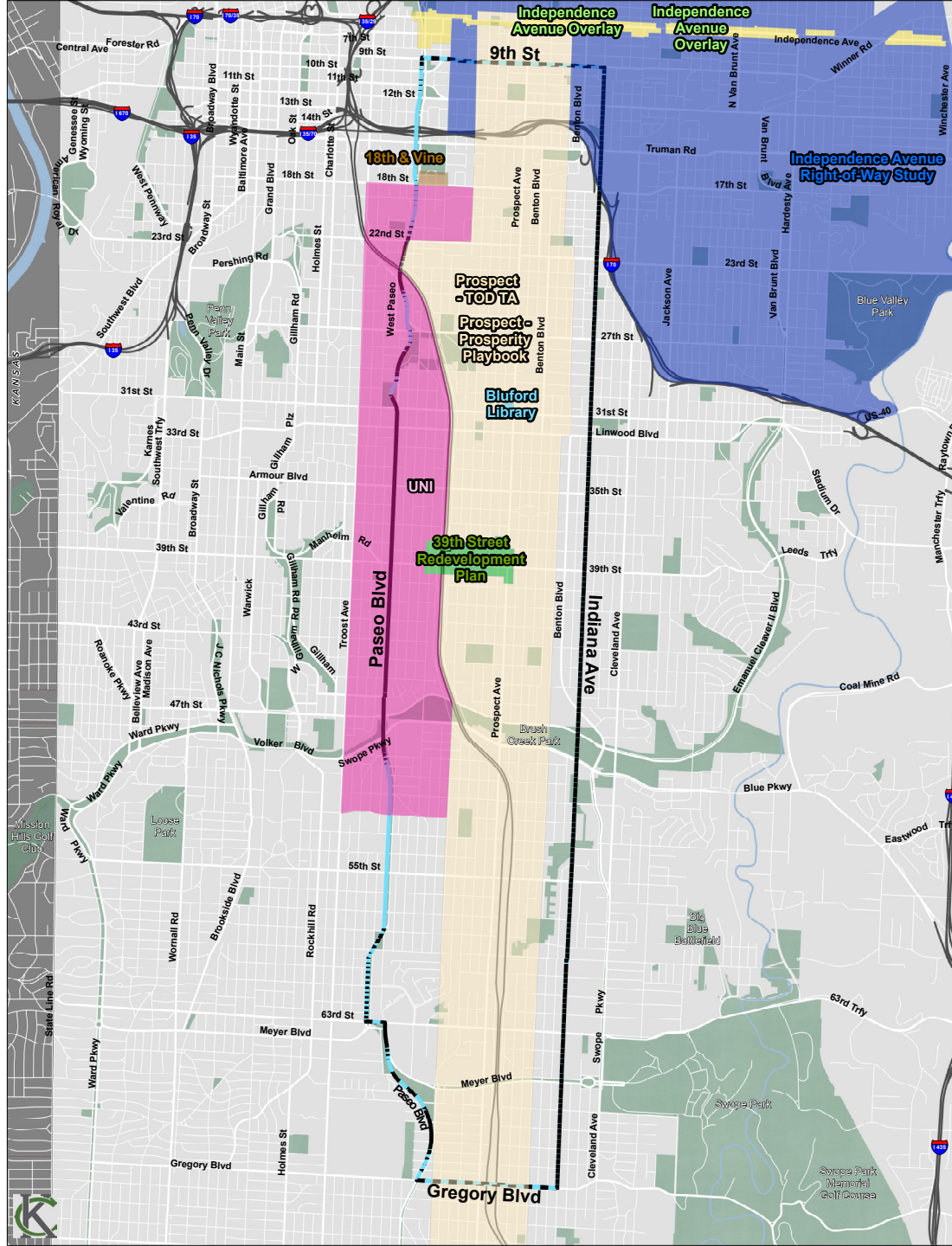
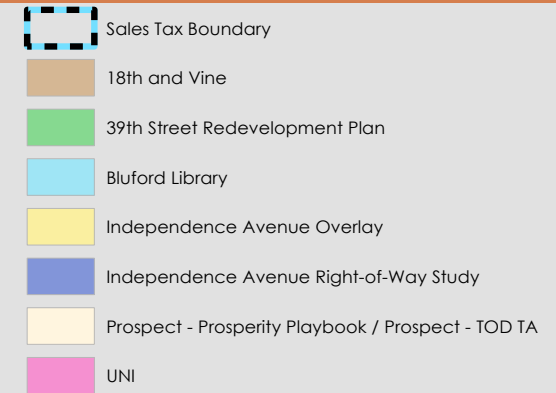
GO Bond Priorities & Capital Improvement Projects

Central City Sales Tax District

-  Sales Tax Boundary
-  GO Bond - Roads, Bridges, Sidewalks
-  GO Bond - Roads, Bridges, Sidewalks
-  GO Bond - Buildings
-  Capital Improvement Projects - Points
-  Capital Improvement Projects - Lines



Central City Sales Tax District



Other Sources of Information

Annual Reports from the City Planning & Development Department highlight development projects and planning initiatives that occurred, or are in progress for a given year. The 2016 Annual Report can be found at <https://data.kcmo.org/dataset/2016-CPD-Annual-Report/w6vt-q7fa>

Parcel Viewer - The City's online mapping service allows users to identify zoning, building permits, 311 violations, and more for individual properties. The Parcel Viewer can be accessed at <http://maps.kcmo.org/apps/parcelviewer/>

Development Tracker - The Development Tracker map displays proposed and recently-approved requests for rezonings, development plans, project plans, special use permits, variances, and administrative approvals. You can select any of these features to learn more about it including viewing plans that have been submitted or reports from City staff. The map can be accessed through the City Planning and Development Department website, <http://kcmo.gov/planning/development-management-division/>.

Market Value Analysis - The Market Value Analysis (MVA) utilizes local data sources to create a model that assesses residential market value on a block by block basis. Reinvestment Fund, a community development financial institution in Philadelphia, developed the MVA methodology to guide their community development investment. Reinvestment Fund has done MVAs in multiple peer cities, which use the resulting tool to target programs and interventions for maximum impact. More information about the MVA approach is available at <http://kcmo.gov/planning/market-value-analysis/>.

Area Plans - Provide both proactive strategies and reactive guidelines. These plans are used by the City and the Community alike and become an element of the City's Comprehensive Plan. Area plans are guided by a range of Citywide planning documents including the FOCUS Kansas City Plan (the City's comprehensive plan), the Trails KC Plan, and others. The area plan applies the broad citywide policies from these documents to a smaller area of the city, typically at a greater level of detail. To find and view current area plans visit <http://kcmo.gov/planning/longrange/>.

KC Stat - A data-driven, public-facing initiative focused on improving the efficiency and effectiveness of city services. Specifically, monthly KCStat meetings monitor the city's progress toward the following goals, as measured through established metrics and completion of strategic objectives.

Neighborhoods and Healthy Communities | Governance | Public Infrastructure | Economic Development | Public Safety | Customer Service and Communication

For more information about KC Stat visit <http://kcmo.gov/kcstat/>