

First Suburbs Coalition

- Capitalizing on our assets
- Finding solutions to common concerns
- Working together

What are First Suburbs?

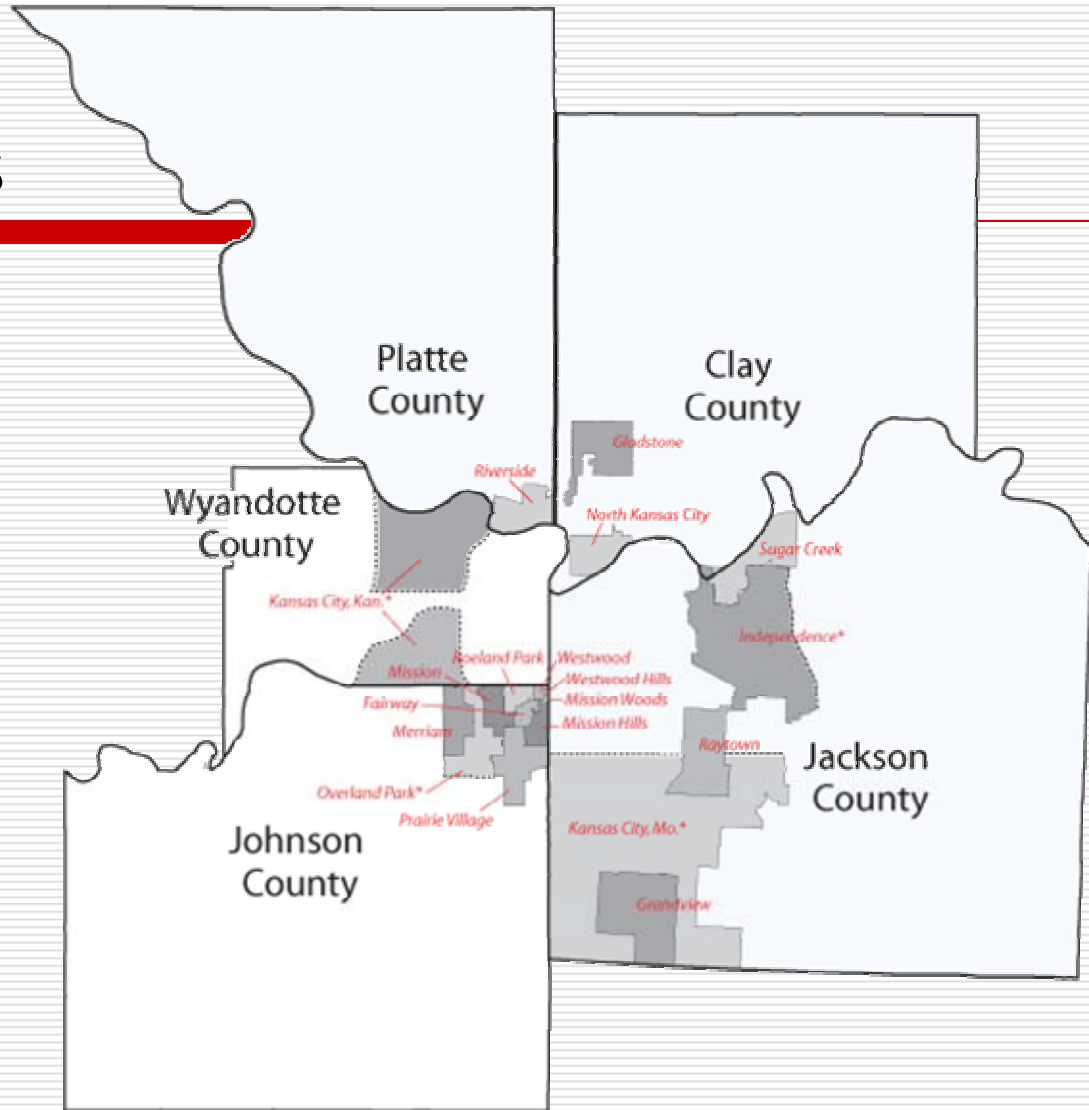
- Communities around the urban core where the majority of the housing was built between 1940 and 1970
- Little vacant land for new development
- 19 cities or parts of cities are members of the First Suburbs Coalition

Members - First Suburbs Coalition

- Missouri
 - Gladstone
 - Grandview
 - Independence (part)
 - Kansas City (part)
 - North Kansas City
 - Raytown
 - Riverside
 - Sugar Creek
- Kansas
 - Fairway
 - Kansas City (part)
 - Merriam
 - Mission
 - Mission Hills
 - Mission Woods
 - Overland Park (part)
 - Prairie Village
 - Roeland Park
 - Westwood
 - Westwood Hills

First Suburbs

A ring of
post-WWII
communities



First Suburb Characteristics

- Assets
 - Great location
 - Sense of community
 - High level of homeownership
 - Strong institutions, such as schools
 - Diversity among first suburbs
 - Innovation

First Suburb Characteristics

- Concerns
 - Most of the land has been developed
 - Public and private infrastructure is aging
 - Population is aging
 - Tax base has eroded

First Suburbs Coalition

- Formed in 2002; hosted by MARC
- Coalition of local governments and private sector
- Co-chairs
 - Sue Frank, Mayor of Raytown
 - Laura McConwell, Mayor of Mission
- Communities felt that first suburbs could work more effectively together on their common issues
- First suburbs wanted to be proactive before problems became crises

First Suburbs Coalition Priorities

- Modernizing the housing stock
 - Majority built between 1940 and 1970
 - Out of date
 - Have small closets
 - Need master suites
 - Lack open designs
 - May require additions/garages
 - Can be a great asset
 - Not just remodeling, but infill development

First Suburbs Coalition Priorities

- Attracting and retaining the retail base
 - Retail businesses lured by newer facilities have moved farther out
 - This deprives first suburb residents of important services
 - Also deprives first suburbs of needed sales tax revenue

First Suburbs Coalition Priorities

- Maintaining and upgrading infrastructure
 - Infrastructure is old
 - An important element in modernizing the housing and retail base
 - Difficult challenge with stagnant tax base

First Suburbs Coalition Programs

- First priority is modernizing housing stock
 - Developed an Idea Book of how post-WW II homes can be modernized
 - Sold or distributed more than 3,000 copies
 - Remodeled post-WW II home in Raytown in partnership with Fannie Mae and HBA
 - Now on market
 - Looking for next candidate

First Suburbs Coalition Programs

- Additional housing initiatives
 - Investigating a home remodeling loan program
 - Updating residential rental property regulations
 - Innovative planning and zoning practices
 - Tours of remodeled homes to offer ideas
 - NARI & HBA
 - Online

First Suburbs Coalition Programs

- First Suburbs Coalition/Housing Choices Coalition Partnership
 - Providing assistance to first suburbs in developing housing visions and policies
 - Engaging neighborhoods and neighborhood leaders in a discussion about redevelopment

First Suburbs Coalition Programs

- Other initiatives
 - Legislative agenda for first suburbs
 - Web site (www.marc.org/firstsuburbs)
 - Tours of innovative first suburb projects
 - Retail initiative
 - Sharing information

First Suburb Coalition Contact

- First Suburb Coalition Web Site
 - www.marc.org/firstsuburbs
- E-mail list or for other information

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