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  - Out of date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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