

BEFORE
& AFTER
2016

How collaboration among Legal Aid of Western Missouri, The City of Kansas City, neighborhood organizations and others is making Kansas City a better place to live.

INTRODUCTION

For nearly thirty years Legal Aid of Western Missouri has represented Kansas City, Missouri neighborhood organizations to acquire vacant, abandoned, and blighted properties for redevelopment as safe and affordable housing.

Legal Aid works in close collaboration with various Kansas City, Missouri municipal departments, volunteer attorneys, and nonprofit community organizations to propel community-driven redevelopment throughout the inner-city. This collaboration results in the reduction of blight and crime, increases tax revenues, and stimulates additional investment. Most importantly, it greatly improves the quality of life for Kansas Citians living in the urban core.

This book shows some of the success stories that the collaboration between the City, Legal Aid, neighborhood associations, private developers and other community partners has achieved over the past two years.

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ing for the Adopt-a-Neighborhood Project comes from the Legal Services Corporation and The Healthcare Foundation of Greater Kansas City.

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2605 AMIE COURT BEFORE

2605 AMIE CT

Pendleton Heights

The Pendleton Heights Neighborhood Association found this long vacant, blighted four-plex tied up in a stalled foreclosure and bankruptcy, and asked Legal Aid for help gaining control of it. Legal Aid filed a lawsuit to place the property in receivership, which led to donation of the apartment building. It is now fully renovated and occupied by tenants. The project is indicative of Legal Aid's increased efforts to target vacant, multi-family properties. Focused, high impact efforts like this one have greatly reduced the number of vacant properties in Pendleton Heights.



2605 AMIE COURT AFTER



4901 MICHIGAN BEFORE

4901 MICHIGAN

Blue Hills

Legal Aid represented the Blue Hills Neighborhood Association to acquire this long vacant property through the Abandoned Housing Act. A community-based, minority contractor recommended by the City's code inspector then fully rehabbed the property.



4901 MICHIGAN AFTER



BEFORE



AFTER

4609 FOREST

Historic Manheim Park

Legal Aid represented the Historic Manheim Park Association to clear title defects for this vacant, abandoned home and contract with a private rehabber for renovation. The home is now fully rehabilitated and is listed for sale to an owner occupant. Efforts like this one in Manheim have led to a substantial reduction of abandoned homes, expansion of housing opportunities, and a resulting boost in property values throughout the Manheim neighborhood. Higher property values, in turn, lead to access to formerly unavailable conventional credit as well as increased municipal and school tax revenues.

BEFORE

4609 FOREST

AFTER



FRONT



FRONT



BACK



BACK



4325 CYPRESS BEFORE

4325 CYPRESS

Vineyard

This single-family home was too deteriorated to reclaim. On behalf of the Vineyard Neighborhood Association, a volunteer law firm working in partnership with Legal Aid filed suit under the Abandoned Housing Act to demolish the property and clear the title. Habitat for Humanity is now preparing to construct a new home on the site.



4325 CYPRESS AFTER



6617 TRACY BEFORE



6617 TRACY AFTER

6617 TRACY

Neighbors United for Action

On behalf of Neighbors United for Action, a local volunteer law firm in partnership with Legal Aid's Adopt a Neighborhood Project filed an Abandoned Housing Act lawsuit to gain control over this abandoned, blighted home. The home is now renovated and occupied. Started in 2015, Adopt a Neighborhood brings large, local law firm services into targeted geographic areas, expanding the scope and depth of services provided by Legal Aid.

BEFORE

6617 TRACY

AFTER



KITCHEN



KITCHEN



LIVING ROOM



LIVING ROOM



BEFORE



AFTER

5720 SWOPE

Town Fork Creek

This formerly vacant, abandoned home is located next door to a daycare owned by long time residents of the neighborhood. Town Fork Creek Neighborhood Association acquired the property through an Abandoned Housing Act lawsuit brought by Legal Aid and contracted with the family that owned the daycare to rehabilitate it. The contractor, an African-American woman, has since created her own business to start rehabilitating more properties in the Town Fork Creek Neighborhood.



5720 SWOPE (REAR) BEFORE



5720 SWOPE (REAR) AFTER



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