

PROGRESS REPORT

February 24, 2012

The Green Impact Zone Vision:

To develop a sustainable community; one that is environmentally, economically and socially stronger tomorrow than it is today — using a comprehensive green strategy, coordinated programs with innovative delivery mechanisms, and intense resident engagement to more rapidly push community change, build community capacity, and make the Green Impact Zone a place where people want to live, work and play.

To learn more about any of the specific projects highlighted in this report, please visit www.greenimpactzone.org or call the Green Impact Zone office at 816-936-8803.

Green Impact Zone facilitates redevelopment of Bancroft School

With the Missouri Housing Development Commission's vote to approve Low-Income Housing Tax Credits, the long-awaited Bancroft School redevelopment project will become a reality.

More than a year ago, representatives from the Make It Right Foundation, the organization founded by actor Brad Pitt to address housing needs in New Orleans after Hurricane Katrina, were directed to the Green Impact Zone by Congressman Emanuel Cleaver II. After numerous tours and meetings with Green Impact Zone staff and neighborhood leaders, the foundation focused on the Bancroft School building — a 103-year-old structure, vacant since 1999, that the Historic Manheim Park Neighborhood Association has long identified as a priority for redevelopment.

In addition to the Make It Right Foundation, which will donate \$2.3 million to the project, the Bancroft partnership includes a local developer, Dalmark Development Group; Kansas City, Mo., Neighborhood Housing Services; BNIM Architects; the Historic Manheim Park Neighborhood Association; MARC; and the Green Impact Zone.

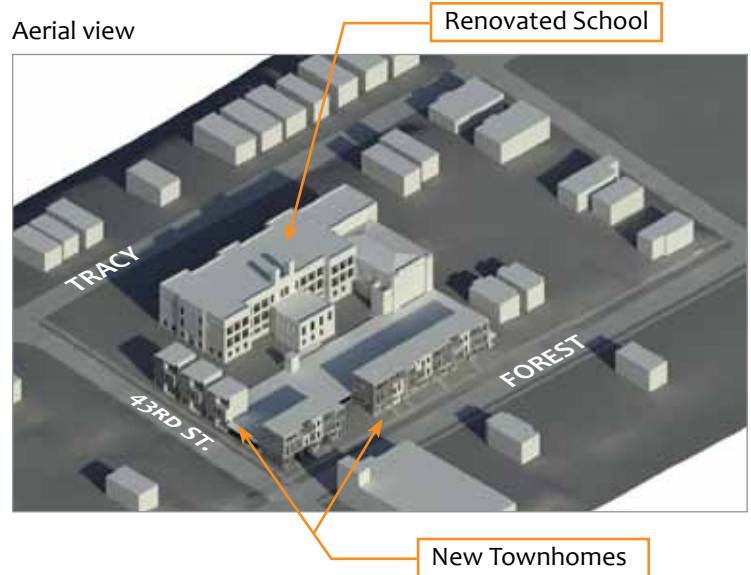
The \$14 million redevelopment will include 50 affordable housing units — 29 in the remodeled school building and 21 in new townhomes to be constructed on school grounds. The project will receive \$1.4 million in federal and state Low-Income Housing Tax Credits; \$3 million in federal and



Anita Maltbia, Green Impact Zone director, and Congressman Emanuel Cleaver spoke to a crowd of about 100 at a Feb. 20 news conference announcing the Bancroft project. Kansas City Mayor Sly James and Tim Duggan from the Make It Right Foundation also spoke at the event.

state historic preservation tax credits; and \$676,000 in Affordable Housing Assistance Program tax credits. U.S. Bank will provide financing.

Both the renovation and new construction will meet LEED Platinum standards for green design. BNIM Architects' proposed design for the project was recently honored with a Social Economic Environmental Design (SEED) award, which recognizes excellence in public interest design. The Bancroft project is one of six SEED honorees selected from among 45 submissions from 14 countries.



View of new townhomes from 43rd and Forest, looking southeast



Key Project Features:

- 50 units of affordable housing — 29 in renovated school and 21 in new construction
- 28 one-bedroom units, 17 two-bedroom units and five three-bedroom units
- Unit sizes ranging from 650 to 1,315 square feet
- Net rents ranging from \$200 to \$675 per month
- 6,250 square-foot community area on ground floor, with space for:
 - Manheim Park Neighborhood Association office
 - Truman Medical Center outreach facility
 - KCPD foot patrol station
- Secure parking garage with environmentally friendly green roof
- LEED Platinum standards for green design

View from Forest, looking north



Conceptual renderings courtesy of BNIM Architects

Other Recent News

- ▶ **ST. LOUIS GREEN IMPACT ZONE** — Last month, the Green Impact Zone staff spent a day with visitors from a group working to replicate Kansas City's Green Impact Zone initiative in the urban core of St. Louis, Mo. The St. Louis Regional Green Impact Zone is focusing on energy efficiency, green job training and placement, energy conservation, and consumer education efforts in Missouri's 1st Congressional District.



- ▶ **PURPOSE BUILT COMMUNITIES** — In late January, the Green Impact Zone staff met with representatives from Purpose Built Communities, a community revitalization organization based in Atlanta. Former Atlanta Mayor Shirley Franklin, the organization's CEO, and Greg Giornelli, president and chief operating officer, toured the zone and met with staff and neighborhood leaders to share information about the Purpose Built Communities model. The visit was designed to explore whether an affiliation with Purpose Built Communities would broaden technical resources for housing redevelopment in the zone and discuss potential locations where the model might work.



STRATEGY AREAS

Housing

- ▶ Working with neighborhood leaders and APD Urban Planning and Management, the Green Impact Zone has identified eight key development projects and catalyst sites that are crucial components of the zone's overall housing strategy. [See map, next page.]
- ▶ APD, the consultant helping the Green Impact Zone with strategic housing plans, is holding a series of charrettes with residents to discuss two areas of potential development in the Ivanhoe neighborhood. The first two charrettes focused on site design and schematics. The third will focus on architectural design.
- ▶ Representatives from the Make It Right Foundation and Dalmark presented information about the Bancroft project to residents at the Historic Manheim Park Neighborhood Association meeting on Feb. 11.

DEVELOPMENT PROJECTS AND CATALYST SITES

Project Areas

1 HORACE MANN SCHOOL/ MODEL BLOCK PROJECT • Ivanhoe Neighborhood Council project to redevelop the Horace Mann School and the blocks east up to the new Aldi grocery store at 39th and Prospect.

2A NSP3 SWOPE COMMUNITY PARTNERS AND 2B NSP3 NEIGHBORHOOD HOUSING SERVICES • Kansas City, Mo., has committed to use a significant portion of \$1.8 million in HUD funds to address abandoned and foreclosed homes in the zone.

3 BANCROFT NEIGHBORHOOD DEVELOPMENT • A plan centered on the redevelopment of the currently abandoned Bancroft School and the surrounding blocks. 186 housing units.

4A MAJOR REHAB–IVANHOE AND 4B MINOR HOME REPAIR–TOWN FORK CREEK • The Green Impact Zone is applying to the Federal Home Loan Bank for funding to address housing rehabilitation in the Town Fork Creek and Ivanhoe neighborhoods.

5 BRIGHT LIGHT: MAJOR REHAB–MANHEIM PARK • Redevelopment of the neighborhood immediately to the north and east of Cleaver II and Troost, an area with high redevelopment potential. Included in the zone’s grant application to Federal Home Loan Bank.

6 WABASH VILLAGE HOMES • Vacant property adjacent to the Blue Hills Incubator Project. A considerable portion is controlled by Blue Hills Community Services.

7 BLUE HILLS CONTRACTOR INCUBATOR PROJECT • More than \$2 million renovation of the former DiCarlo offices at 5008 Prospect to serve as a contractor’s incubator and Blue Hills Community Services offices. Project to start this year.

8 SOUTHEAST IVANHOE DEVELOPMENT • A plan for the neighborhood running along the east side of 71 Highway, north of Cleaver II. 185 housing units.



Catalyst Projects

STRATEGIC SUSTAINABILITY PLAN/GREEN OVERLAY • (BNIM, APD and Enterprise)

A BANCROFT SCHOOL SITE • 50 affordable units and public space. (Make It Right Foundation, Dalmark, NHS)

B BANCROFT NEIGHBORHOOD DEVELOPMENT PHASE I • 15 home renovations and 13 new homes. (NHS, Make It Right, Dalmark, Builders of Hope, LISC)

C SOUTHEAST IVANHOE DEVELOPMENT PHASE I, SECTIONS 1 & 2 • 20 home renovations and 31 new homes. (Builders of Hope, Ivanhoe Neighborhood Council, Midwest Development Associates)

- ▶ BNIM Architects' design for the Bancroft project was recently honored with a Social Economic Environmental Design (SEED) award, which recognizes excellence in public interest design. The Bancroft project is one of six SEED honorees selected from among 45 submissions from 14 countries.
- ▶ Plans are underway to host the 3rd annual Homebuyer Information Fair for zone residents on March 3, in conjunction with the Housing Authority of Kansas City. Participants will have the opportunity to meet with lenders, real estate agents and other service providers to learn more about the home-buying process. Participants may also sign up for a tour of houses for sale in the zone, to be held in July.
- ▶ APD, the zone's housing consultant, held a developers forum on February 23 to communicate the vision zone residents want to see implemented in their respective neighborhoods — in short, housing that is in concert with the architectural character of each neighborhood.

Public Safety & Community Services

- ▶ Zone staff met with Kansas City Police Chief Darryl Forte to discuss ways the police department can work with zone neighborhood leaders and residents to build relationships and enhance public safety. Chief Forte supports holding a Citizen's Police Academy in the zone — something neighborhood leaders have long sought. The KCPD training facility north of the river, where the 10-week academy is normally conducted, is not easily accessible to many zone residents who rely on public transportation. After visiting the zone office to determine whether it is a feasible location for the training, KCPD training officers agreed to schedule a Citizens Police Academy in the zone next fall.

Other ideas Chief Forte discussed with staff include:

- Holding self-defense classes for zone residents at Paseo High School
 - Organizing youth sports activities in the zone through the Police Athletic League
 - KCPD participation in the 3rd annual Convoy of Hope
 - Scheduling a Diversity Roundtable discussion for neighborhood leaders and police officers.
- ▶ At a neighborhood leadership meeting in January, representatives from the KCPD reported that crime in the Manheim Park neighborhood in 2011 was down by 26 percent compared to 2010. The police department attributes part of that reduction to the neighborhood association's efforts to engage the community in cleanup efforts and building stronger relationships between residents and police. Crime was also down in Ivanhoe (a 12 percent decrease), Town Fork Creek (9 percent) and Blue Hills (6 percent).
 - ▶ On Feb. 20, WDAF-FOX 4 featured a story about the reduction in crime, online at <http://fox4kc.com/2012/02/20/crime-drops-in-green-impact-zone/>

Infrastructure

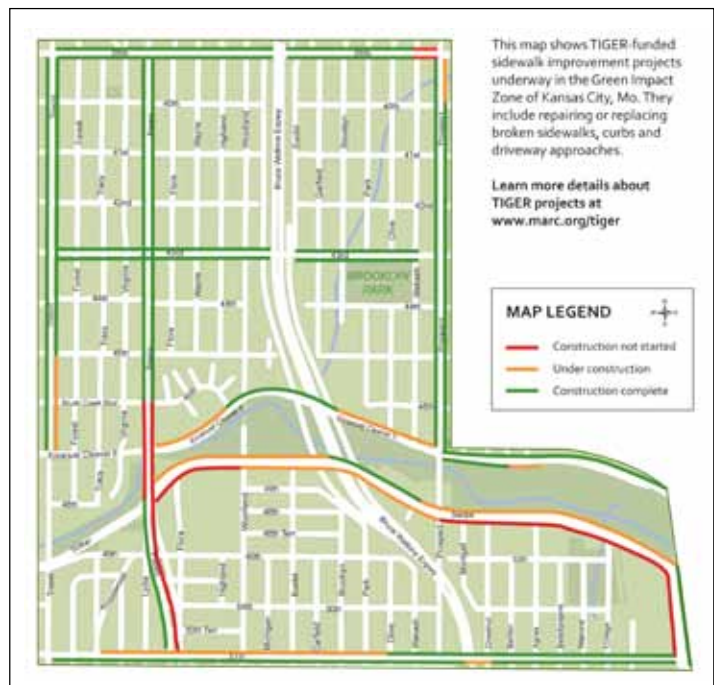
- ▶ The Green Impact Zone was instrumental in helping to secure funding for renovations to 5008 Prospect, a vacant building in the zone that will be rehabilitated by Blue Hills Community Services. Construction is now underway on the building, which will be converted into a small business incubator and community facility. The renovated building will meet LEED silver standards for environmentally friendly design, and is expected to serve as a catalyst for renewed development along the Prospect Corridor.



5008 Prospect will provide office resources for small businesses, along with classroom and meeting space for the community.

- ▶ Work continues on sidewalk and curb replacement in the Green Impact Zone using funds from the region's TIGER grant (Transportation Investments Generating Economic Recovery). As of Feb. 15, the city of Kansas City, Mo., public works department reported that more than eight acres of concrete has been poured (233,290 square feet of sidewalks and 117,110 square feet of driveway entrances), along with more than nine miles of new curbs. A larger version of the map shown below — illustrating the areas completed, in progress and scheduled — is available online at MARC's Tiger Tracker website, www.marc.org/tiger.

The TIGER infrastructure improvements will also include street resurfacing and traffic signal improvements. The original grant focused on arterial streets in the zone, but because of lower-than-expected bids on some of the initial projects — savings of more than \$6 million — TIGER partners have announced they will also be able to make improvements on some neighborhood streets.



Watch the latest TIGER video at www.marc.org/TIGER/video.asp

- ▶ Zone staff met with representatives from Green for All — a national organization working to build an inclusive green economy and lift people out of poverty — to discuss a potential partnership related to stormwater management.

Energy Efficiency

- ▶ KCP&L reports work is underway at the substation near Volker Blvd. and Troost that will play a key role in the utility's SmartGrid demonstration project. Upgrades at the substation will include solar panels, a large battery to store the solar power and other advanced technologies. These technologies will help reduce energy delivery costs, decrease area power outages, get the lights back on quicker during an outage and help strengthen the nation's power grid. KCP&L will also install MySmart Thermostats for all SmartGrid residents beginning this spring. The programmable thermostats work in conjunction with the utility's MySmart Portal and MySmart Home (also coming soon) to help residents better manage their energy usage.
- ▶ KCP&L is working with teachers at Paseo High School to help educate students about renewable energy. The utility recently installed a 100 kW solar system at the school.

Urban Agriculture

- ▶ The Ivanhoe Neighborhood Council is offering classes on planning for spring gardens as part of its Grown in Ivanhoe initiative.

Employment & Training

- ▶ The Green Impact Zone hosted deconstruction training for contractors in December.
- ▶ Zone staff members met with Joe Seabrooks, Metropolitan Community College president, to discuss a partnership related to job training and education. The zone is working with MCC to develop a curriculum for Essential Employability Skills training.
- ▶ In addition to collaborating with the Full Employment Council, MCC and other area training and educational organizations, Green Impact Zone staff is seeking job tickets from area employers. Residents who successfully complete the zone's week-long Essential Employability Skills training (March 12–16) will be matched with job tickets and referred to participating employers. Particular emphasis is being directed toward contractors associated with current projects in and around the Green Impact Zone — in particular, the 27th Street KCPD Crime Lab, the 5008 Prospect building and Bancroft School — with an expectation that these contractors will consider hiring graduates of the numerous training initiatives the zone facilitates.
- ▶ After participating in environmental literacy training using the Roots for Success curriculum themselves, zone staff will roll out the training to partner agencies in the coming weeks.

- ▶ At the Green Impact Zone's Neighborhood Coordinating Council meeting on Feb. 15, Jason Parson reported that the city of Kansas City and Helix Architecture + Design have set high goals for Section 3 participation in the construction of the new KCPD Crime Lab at 27th and Prospect. Unlike more familiar programs to support disadvantaged business enterprises that focus on minority-owned or woman-owned companies, Section 3 is based on income. Parson encouraged zone residents and businesses to apply for Section 3 certification.

Youth

- ▶ Felix Maull, a ninth-grader at Paseo High School who participated in the zone's NEXUS youth enrichment program last summer, entered a song about his experience in Green for All's "The Dream Reborn: Who's Next?" competition. The Green Impact Zone used its blog and Facebook page to encourage readers to listen to and vote for Felix's song.
- ▶ Plans are underway for the 3rd annual NEXUS summer enrichment program for youth. Staff recently kicked off planning and recruitment efforts, and the zone is currently seeking funding support for the program.
- ▶ As part of its efforts to keep in touch with NEXUS graduates and keep them engaged in community learning experiences, the Green Impact Zone took 16 young people to the America I AM exhibit at Union Station in January. America I AM is a traveling exhibit that explores 500 years of African-American history, from slavery to the present-day.
- ▶ Peace Lutheran Church in Kansas City, Mo., has offered to subsidize fees for Manheim Park youth to attend Heit's Point Lutheran Ministries summer camp in the Lake of the Ozarks this summer. The Manheim Park Neighborhood Association is currently collecting names of young people interested in participating.

Neighborhood Outreach

- ▶ In collaboration with Brush Creek Community Partners, zone staff members are working with neighborhood leaders to plan a neighborhood leadership summit and street festival on Saturday, May 5, in conjunction with the re-opening of the Troost Bridge. In January, the Green Impact Zone applied for funding from the city's Neighborhood Tourism Development Fund to support the Leadership Summit, "Embracing Your Core: Breaking Down Barriers and Building Bridges," which will bring together leaders from all neighborhoods in Kansas City, not just the zone, to share best practices and ideas. The day-long summit will be followed by a street festival on the new Troost Bridge featuring performances by local jazz artists. Kansas City's Mayor Sly James will serve as master of ceremonies for the event, which will also include booths for sponsors and community service agencies and a kids' zone.

- ▶ Planning is underway for the 3rd annual Convoy of Hope, scheduled for June 16 at Swope Park. The convoy, supported by area churches, provides free food and clothing to residents in need, along with many other services. The Green Impact Zone and other agencies will staff booths to share information about a wide variety of available services with participants.
- ▶ The Green Impact Zone met with the Greater Kansas City Local Investment Support Commission (LISC) to discuss the coordination of LISC's NeighborhoodsNOW with strategic initiatives in the Blue Hills and Ivanhoe neighborhoods.
- ▶ Zone ombudsmen continue to work with MARC's Government Training Institute to recruit participants for the Community Leadership Program. CLP offers certificates in five topic areas — Personal Strengths, Facilitation Skills, Relationship Building, Problem Solving and Community Building. About 35 Kansas City residents are enrolled in the current session, Personal Strengths. To date, more than 230 residents have participated in the CLP.
- ▶ The Green Impact Zone, Brush Creek Community Partners, the city of Kansas City and the Kansas City Economic Development Corporation will host a reception for businesses in the Troost corridor on March 13. Building on a study completed by Brush Creek Community Partners last year, the event will give business owners an opportunity to discuss forming a business organization or Community Improvement District along the Troost corridor.
- ▶ The Green Impact Zone continues to be involved in MARC's Creating Sustainable Places initiative. Three zone staff members attended a retreat for CSP equity partners in January. The equity partners are working with CSP leaders on the equity component of sustainable development. The Troost corridor is one of six corridors for which CSP will develop sustainable development plans.

Financial Report

While the Green Impact Zone has been instrumental in bringing a number of federal grants to the region, this chart only includes the grant funds specifically allocated to the Green Impact Zone and administered by MARC. Some Green Impact Zone grants are administered entirely by other agencies, such as the \$48 million KCP&L SmartGrid project, and some grants serve other areas in the region in addition to the Green Impact Zone. See the color key below for more information.

Summary of Green Impact Zone Expenditures			
Category	Budgeted Amount	Current Period (Nov. 2011-Jan. 2012)	Cumulative (Since Sept. 2009)
Personnel (Salaries, fringe benefits, indirect)			
KCMO	1,500,824.00	145,377.37	1,494,159.91
TIGER	150,000.00	11,004.81	48,373.56
EnergyWorks	75,073.00	11,137.99	58,679.28
LIWAP	182,046.00	—	139,556.99
Consultants/contractual services			
KCMO	670,012.00	9,712.86	626,084.12
LIWAP	2,477,103.00	—	1,496,707.12
CSP	145,000.00	—	145,000.00
Office lease, furnishings and/or equipment (computers, phone, etc.)			
KCMO	193,874.00	14,493.49	195,410.07
LIWAP	17,985.00	—	9,785.22
Other expenses (e.g., meeting expenses, training, printing, postage, supplies)			
KCMO	135,290.00	3,408.24	124,179.51
LIWAP	22,866.00	—	28,630.15

- **City of Kansas City, Mo.** — Coordination grants administered by MARC. The chart above includes budgeted amounts for both the first-year \$1.5 million grant and the second-year \$1 million grant, for a total of \$2.5 million.
- **U.S. Department of Transportation (TIGER)** — \$50 million total grant; \$26.2 million for the Green Impact Zone. The bulk of the funds allocated to the zone are administered by KCATA. MARC administers \$600,000 of the total grant, with \$150,000 specifically allocated to Green Impact Zone personnel costs.
- **EnergyWorks KC** — \$20 million Energy Efficiency and Conservation Block Grant. The city of Kansas City, Mo., is the primary recipient. MARC will receive approximately \$3 million to support workforce development and public outreach in seven Kansas City neighborhoods, including the Green Impact Zone, and to support replication in the entire metro area. Most of these funds will benefit the overall program, but \$75,000 has been specifically allocated for personnel expenses in the zone.
- **Low-Income Weatherization Assistance Program (LIWAP)** — \$2.7 million grant from the Missouri Department of Natural Resources, originally administered by MARC. Transitioned to Kansas City, Mo., in September 2011.
- **Creating Sustainable Places** — \$4.25 million Sustainable Communities Regional Planning Grant from the U.S. Department of Housing and Urban Development, administered by MARC. \$120,000 is designated for housing and redevelopment planning in the Green Impact Zone.



Neighborhood Organizations

- Blue Hills Neighborhood Association
- Blue Hills Community Services
- Brush Creek Community Partners
- Historic Manheim Park Association
- Ivanhoe Neighborhood Council
- Neighborhood Housing Services
- Swope Community Builders
- Town Fork Creek Neighborhood Association
- Troostwood Neighborhood Association

Green Impact Zone Staff

- Anita L. Maltbia, Director
- Twana Hall-Scott, Assistant Director
- Cokethea Hill, Lead Community Ombudsman
- Anwar Jones, Field Ombudsman
- Kourtney Woodbury, Field Ombudsman
- Shontrice Patillo, Administrative Office Coordinator
- Jermain Whitmore, Administrative Assistant

Initial Partners

- City of Kansas City, Mo.
- Full Employment Council
- Kansas City Area Transportation Authority
- Kansas City Metropolitan Crime Commission
- Kansas City Power & Light
- Kansas City, Mo., Police Department
- Metropolitan Community Colleges
- Metropolitan Energy Center
- Mid-America Regional Council
- Missouri Gas Energy
- PolicyLink
- Time Warner Cable
- University of Missouri–Kansas City
- U.S. Census Bureau
- Habitat for Humanity
- Local Initiatives Support Corporation