



45-Day Progress Report • Nov. 1–Dec. 15, 2012

Measurable progress is underway in the Green Impact Zone. Visible improvements can be seen across the zone, from new sidewalks and curbs to major renovation projects. Less tangible — but equally important — progress can be measured in the neighborhoods' increased capacity to support and sustain positive change and in residents' access to training opportunities and energy improvements.

Changing conditions after decades of disinvestment is not easy work, and change does not always come quickly. The important work of the Green Impact Zone began with funding support from the city of Kansas City. These initial resources enabled the Green Impact Zone to build important community partnerships and secure federal grant funds — most from the American Reinvestment and Recovery Act — to address energy conservation, infrastructure, job training, and leadership development. As the federal funds become fully invested, the Green Impact Zone is working with the city to secure a last round of funding for program operations and is seeking private resources to enable the work to continue.

This report summarizes progress in the Green Impact Zone over the last 45 days. A summary of key results in three priority focus areas over the past three years is attached at the end of this report, and an archive of past progress reports and annual reports is available on the Green Impact Zone website at <http://www.greenimpactzone.org/reports.aspx>.

CAPACITY BUILDING

NEW OFFICE FOR TOWN FORK CREEK NEIGHBORHOOD ASSOCIATION • Neighborhood leaders in Town Fork Creek are looking forward to opening a neighborhood association office in the repurposed Graceland School building. The association will use funds from a neighborhood capacity grant provided by the Green Impact Zone to equip the new office.

BLUE HILLS CAPACITY FUNDS FACILITATE ONLINE ACCESS • The Blue Hills Neighborhood Association completed the allocation of funds from the capacity building grant it received from the Green Impact Zone. The association set up a computer lab that is available to residents who do not have their own computers and also installed wiring that allows association board members to “virtually” attend meetings using Skype when they cannot be physically present.

STRATEGIC PLANNING IN IVANHOE • The Green Impact Zone helped to facilitate strategic planning discussions at a meeting of the Ivanhoe Neighborhood Council. Kourtney Woodbury and Anwar Jones, zone community ombudsmen, were joined by volunteer facilitators secured by the zone to lead small groups in discussions of what the Ivanhoe neighborhood has accomplished in the past year and plans for next year. The information gathered in these discussions will inform the neighborhood council's strategic plan for 2013.

BLUE HILLS RENOVATION OF 5008 PROSPECT NEARING COMPLETION • Blue Hills Community Services will relocate to the renovated 5008 Prospect building in early 2013. The LEED-certified remodel of this vacant 14,000-square-foot structure will provide a small business incubator, training facility and community meeting space. The Blue Hills Neighborhood Association will also use the community meeting room at 5008 Prospect for its neighborhood meetings once the project is finished.

TROOSTWOOD UNDERTAKES BRANDING/IMAGING WORK • The Troostwood neighborhood will use Green Impact Zone neighborhood capacity funds to hire a marketing consultant to revamp the neighborhood association website and create new materials that will help attract new residents to the neighborhood and encourage participation in the association.

NEW DAY ON TROOST • Working in partnership with Brush Creek Community Partners and the Economic Development Corporation of Kansas City, the Green Impact Zone continues to support business owners along Troost Avenue, the zone's western boundary, as they investigate the possibility of forming a Community Improvement District (CID). The group has identified and prioritized important issues, including business retention and development, and secured pro bono legal services. The group is also considering expanding its efforts further north along Troost.

LEADERSHIP TRAINING • Neighborhood leaders in Town Fork Creek are participating in customized training developed by Jari Holland Buck, one of the instructors in the Community Leadership Program offered regularly by the Green Impact Zone through the Mid-America Regional Council's Government Training Institute. Neighborhood leaders from Town Fork Creek and Blue Hills are expected to serve on the board that will manage the new Graceland School project, and this training is designed to help them develop the necessary skills for board service. Ms. Buck has also worked with the Manheim Park neighborhood on similar customized training.

HOUSING

GROUNDBREAKING FOR BANCROFT SCHOOL • On Nov. 3, Manheim neighborhood residents, developers and local dignitaries participated in a groundbreaking ceremony at Bancroft School. The school building at 4300 Tracy, built in 1904 and vacant since 1999, will be transformed into affordable housing units and community space. The \$14 million Bancroft renovation is led by the Make It Right Foundation, the organization founded by actor Brad Pitt to address housing needs in New Orleans after Hurricane Katrina. Other project partners include the Dalmark Development Group, a local developer; Kansas City, Mo.'s Neighborhood Housing Services; BNIM Architects; the Historic Manheim Park Neighborhood Association; Truman Medical Center; Straub Construction; and the Green Impact Zone.

The Bancroft renovation will include 50 affordable rental units — half in the school building and half in new townhomes on the school grounds. The school building will also house community space, including an auditorium, gym, health clinic, computer lab and neighborhood association offices. BNIM Architects has received national acclaim for its design, which will meet LEED Platinum environmental standards.

The Bancroft redevelopment is spurring serious interest among developers who want to work in the Manheim neighborhood, several of whom have approached the Green Impact Zone for preliminary planning discussions.

IVANHOE COMPLETES MASTER PLANNED DEVELOPMENT FOR 39TH STREET • The Ivanhoe Neighborhood Council recently completed work with APD, the Green Impact Zone's housing consultant, on a Master Planned Development (MPD) for 39th Street. After a final review by residents, the MPD,

which outlines development plans along the zone's northeastern boundary, will be submitted to the city of Kansas City, Mo., Planning and Zoning committee in January.

LAND TRUST TRANSFER COMPLETED • The transfer of more than 400 blighted and abandoned properties from the Land Trust of Jackson County to Kansas City's Urban Homestead Authority has been completed. The transfer will facilitate rehabilitation and redevelopment of the properties.

MANHEIM MODEL BLOCK • Green Impact Zone staff conferred with planners chosen by the city for one of its 10 Neighborhood Action Plans — two of which fall in the zone, in the Manheim and Ivanhoe neighborhoods. The discussion resulted in recommendations for the east side of the 4300 block of Tracy — facing the Bancroft School redevelopment project — to become a model block, redeveloped through rehabilitation and infill. The recommendations were submitted to the city on Nov. 30.

EMPLOYMENT AND TRAINING

ESSENTIAL EMPLOYABILITY SKILLS TRAINING • To date, 70 residents of the Green Impact Zone have completed the zone's free, week-long Essential Employability Skills training. Those who successfully complete the program have the opportunity to meet with prospective employers at interview fairs organized by the zone. Of the 37 who have participated in interview fairs, 16 have now secured employment. The next EES session will be held in February, and the Green Impact Zone continues to recruit and cultivate employers for future interview fairs and connect them with EES graduates.

BANCROFT JOBS • The Green Impact Zone is working with subcontractors for the Bancroft redevelopment project to facilitate hiring of zone residents for upcoming construction work. Currently, contractors are connecting with qualified and interested individuals through the zone.

INFRASTRUCTURE

TIGER IMPROVEMENTS PROCEEDING • With funding from the region's TIGER (Transportation Investments Generating Economic Recovery) grant from the U.S. Department of Transportation, work is underway to repair and upgrade infrastructure throughout the zone:

- A pervious pavement demonstration project at two intersections along Emanuel Cleaver II Boulevard was recently completed. At one intersection, construction crews installed a geotextile fabric barrier and layer of small rocks under a new porous asphalt surface. At the other, crews installed a pervious concrete surface. Over time, the two surfaces will be evaluated to see which does the best job of reducing stormwater runoff.
- Sidewalk repair and replacement is approximately 50 percent completed in the Manheim Park neighborhood, and more than half done in Troostwood. Work will begin soon in the southeast part of the Ivanhoe neighborhood. Throughout this process, the Green Impact Zone has facilitated discussions between neighborhood residents and city public works and parks staff related to tree removals. In early November, zone staff joined Troostwood residents and city staff on a tree-by-tree walkthrough of the neighborhood that resulted in a positive experience for all parties and modifications to save several trees. (See our blog post at <http://bit.ly/Xedt7y> for more information.)
- Traffic signal improvements along arterial roads in the zone are about halfway done, and should be completed in February.

- The city of Kansas City is currently seeking bids for construction of a pedestrian walkway under the Troost Avenue Bridge.

DOLLAR GENERAL ZONING REQUEST • As part of its plans to build a new store in the Manheim Park neighborhood, Dollar General has applied for a zoning variance. Neighborhood leaders and city staff have worked closely with the neighborhood association to ensure that residents have adequate time to review the plans and provide input. The city’s Board of Zoning Adjustments is expected to review the retailer’s application at its Jan. 22 meeting.

ENERGY EFFICIENCY

APPLIANCE REBATES • The Green Impact Zone is working with EnergyWorks KC to publicize a new appliance rebate program to zone residents. The program offers rebates to Kansas City, Mo., residents who purchase and install an EWKC-approved ENERGY STAR-rated household appliance. Details about this and other incentive programs that can help residents save money and be more energy efficient are available online at www.BeyondTheBulb.org.

KCP&L SMARTGRID DEMONSTRATION PROJECT • KCP&L continues its neighborhood outreach efforts to inform Green Impact Zone residents about the new products and services offered as part of the SmartGrid demonstration project, including the MySmart Portal, MySmart Display and MySmart Thermostat. (For more information, visit www.kcplsmartgrid.com.) KCP&L has also partnered with UMKC’s Communiversity to offer a course titled “The Future of Energy” next spring. The course will include an overview of the SmartGrid and a tour of Project Living Proof, a century-old home that is a model of energy efficiency technology.

KCP&L dedicated its Smart Grid Innovation Park at 47th and Tracy in November. Customers in the area are encouraged to stop by to see signage that explains all the many aspects of grid modernization the utility is doing in the area.

ENERGY EFFICIENCY AND ADVOCACY TRAINING • With support from the city of Kansas City’s EnergyWorks KC program, the Green Impact Zone facilitated the offering of three Energy Efficiency and Advocacy Training sessions this fall. Three more sessions will be offered in the spring. The two-hour workshop is designed to provide community leaders with the information they need to promote energy efficiency options in their neighborhoods. The training was developed as part of MARC’s Academy for Sustainable Communities, and was offered to participants in the Green Impact Zone’s Community Leadership Program and recent Energy Fair.

PUBLIC SAFETY

TOWN FORK CREEK PARTNERS WITH JACKSON COUNTY PROSECUTOR’S OFFICE • Volunteers from the Jackson County prosecutor’s office have partnered with the Town Fork Creek Neighborhood Association to conduct door-to-door outreach, hold a neighborhood cleanup event and increase association membership. The volunteers are also mentoring youth in the neighborhood, with a goal of reducing crime.

Town Fork Creek also hosted a neighborhood roll call last month, conducted jointly by the Kansas City Police Department and the prosecutor’s office. The roll call was held at a convenience store at 51st and Walrond, the scene of a recent shooting.

BUILDING CONNECTIONS WITH KCPD • After hosting a successful Citizens Police Academy in the Green Impact Zone in September and October — the first one in years that the Kansas City Police Department had held offsite — zone staff will work with KCPD to see if the academy can be repeated in 2013. The zone is also working on strategies for building a stronger partnership between the police department and neighborhood residents, including a possible youth-level police academy or CSI camp.

SHOT SPOTTER TECHNOLOGY • While the Green Impact Zone has not yet seen any statistics related to the recent installation of Shot Spotter — a system that uses sensitive audio equipment to triangulate the source of gunshots — residents have shared anecdotes with staff about a noticeable improvement in police response times.

OTHER ACTIVITIES

TOWN FORK CREEK PURSUES “CRADLE TO COLLEGE” EDUCATION SYSTEM • Working in partnership with Upper Room and others, Town Fork Creek residents are seeking to create a self-contained charter school system that provides educational opportunities from preschool through high school. The neighborhood is already home to Hogan Preparatory Academy and two charter middle schools that feed the high school. Plans are underway to acquire the Pinkerton and Pershing elementary school buildings to complete the system. Upper Room will supplement the K-12 charter school system with a preschool.

GREEN IMPACT ZONE FEATURED AS A CASE STUDY • Green Impact Zone Director Anita Maltbia participated in a phone interview with author Steve Nicholas. His book, *A Guide to Greening a City*, features a case study on the Green Impact Zone. The book will be published next fall.

MIT COMMUNITY INNOVATIONS LAB • Ms. Maltbia was one of 20 participants invited to join in a day-long Economic Democracy Summit hosted by the Massachusetts Institute of Technology’s Community Innovations Lab (MIT CoLab) in Cambridge, Mass. Expenses were covered by the Surdna Foundation.

MEETING WITH NEW CEO OF KCP&L • Terry Bassham, president and CEO of Great Plains Energy and KCP&L, recently met with Green Impact Zone staff for a three-hour orientation on zone activities. KCP&L has been a strong partner to the zone, not only with its \$48 million SmartGrid Demonstration project, but also with its support for neighborhood outreach, youth programs and other zone activities.

For more information about the Green Impact Zone:

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Green Impact Zone 2009–2012 Key Results in Priority Focus Areas

Over the past three years, the Green Impact Zone has enabled Kansas City’s urban core to be recognized nationally and in the White House as an area of need and one of opportunity. Outcomes and impacts of our work in key priority areas — housing, human capital and public safety — are outlined below.

	HOUSING	HUMAN CAPITAL	PUBLIC SAFETY
Outcomes	<ul style="list-style-type: none"> ☐ Bancroft School: Secured interest and facilitated \$14 million financial commitment from a national foundation and local developer, resulting in 50 units of affordable housing. ☐ 5008 Prospect — Blue Hills Community Service Center: Facilitated \$2.2 million in funding for the rehabilitation and repurposing of this former construction site, which will serve as a contractor incubator and community training and meeting space. ☐ Ivanhoe Neighborhood Association: Implementing a Master Plan Development that will serve as a regulatory framework for 39th Street (Euclid to Prospect) Phases 1–4 (one of the catalytic housing projects). ☐ Annual home tours: Hosted and conducted three Homebuyer education & urban home tours; 130 participants. ☐ Hired and trained two residents to conduct windshield survey of 2,800 residential and commercial parcels; established baseline information in partnership with UMKC Center for Economic Information. ☐ Worked with housing consultant and convened the neighborhoods to identify and initiate catalytic housing projects. ☐ Conducted a market feasibility analysis of entire zone to undergird housing redevelopment efforts. ☐ Facilitated the transfer of 471 parcels from Jackson County 	<p>Neighborhood Concrete Crews:</p> <ul style="list-style-type: none"> ☐ Five workers trained in concrete finishing, completing 147 projects on 83 homes; result of \$180,000 grant. <p>Employment & Training:</p> <ul style="list-style-type: none"> ☐ Referred 435 people for employment/training to the Full Employment Council, Metropolitan Energy Center, Metropolitan Community College, and other partners. ☐ Facilitated job placement for 138 residents. ☐ Hosted three interview fairs: Resulting in 17 hires/placements. ☐ Conducted Essential Employability Skills coaching for 70 residents. ☐ Facilitated 380 training certifications for residents in OSHA 10, Environmental Remediation, Deconstruction, etc. <p>Youth:</p> <ul style="list-style-type: none"> ☐ N.E.X.U.S. summer youth camp: exposed 52 youth to social, environmental, economic and entrepreneurial activities ☐ Facilitated solar panel installation at Paseo High School of the Performing and Fine Arts via our partnership with KCP&L. 	<ul style="list-style-type: none"> ☐ Per a public statement of the KCPD, there has been a reduction in the criminal element residing in Historic Manheim Park. ☐ Secured support of the KCPD in hosting a Citizens Police Academy (normally held north of the river) in the Green Impact Zone. ☐ ShotSpotter Flex Technology: Installed in and/or around the Green Impact Zone to facilitate law enforcement response. ☐ Attracted \$26.2 million for infrastructure from the U.S. Department of Transportation.: Funded the pouring of more than 8 acres of concrete and 9.2+ miles of curbs and sidewalks; also upgraded and enhanced KCATA bus service. ☐ Introduced neighborhoods to the value of police roll calls: Held in the front yards of residents; facilitated 10 Police Roll Calls in the five zone neighborhoods

	<p>Land Trust to KCMO Urban Homestead Authority to inhibit predatory acquisition of land.</p> <ul style="list-style-type: none"> ☐ Attracted \$2.7 million in weatherization funding and \$20 million from DOE for residential and commercial weatherization and energy retrofits in the zone and six other neighborhoods. ☐ Leveraged KCP&L SMART Grid grant to provide outreach and education on energy efficiency. 		
IMPACT	<p>Initiated four catalytic housing and community development projects:</p> <ol style="list-style-type: none"> 1. Bancroft School 2. 5008 Community Center and Business Incubator 3. Southeast Ivanhoe 4. 39th Street Redevelopment <p>Secured the financial resources and the attention of developers to continue the momentum associated with catalytic housing projects.</p> <p>Attracted the interest of the Kansas City Chamber of Commerce, leading to inclusion in its Urban Neighborhood Initiative</p>	<p>Informed thousands of residents of the strategies and services being developed around their critical community issues; increased the “Hope Factor” of residents by including them in the redevelopment process of their respective communities, resulting in increased residential involvement in the neighborhood.</p> <p>Two neighborhood organizations obtained 501(c)3 designation.</p> <p>Engaged the community in the new employment sector of environmental conservation and energy efficiency.</p>	<p>Property crime rate in Historic Manheim Park dropped 26.1 percent.</p> <p>Increased collaboration with the police department.</p> <p>Improved walkability of the community.</p> <p>Reducing the criminal element in the community.</p> <p>Increased awareness of improved access to suburban employment.</p>
<p>NEIGHBORHOOD CAPACITY BUILDING & OUTREACH</p> <ul style="list-style-type: none"> ☐ Provided working capital for five Neighborhoods Associations totaling \$64,020. These funds were used for 501(c)3 designation, computer equipment, events, and capacity building etc. ☐ Community Leadership Training: 273 residents trained; one participant became the president of Manheim Neighborhood Association shortly after training; two played key roles in the organization of Night Out Against Crime; and one was hired by UMB to staff its office in Ivanhoe Neighborhood Center ☐ Each neighborhood organization is supported by an ombudsman (a Green Impact Zone staff person) who provides support such as grant writing, volunteer recruitment, monthly neighborhood meeting attendance and identification of resources to support the neighborhood’s mission/vision. ☐ Delivered information and education via the Zone Institute of Preparation and Prosperity (ZIPP) to increase social, economic and environmental capacity at a neighborhood and personal level; ZIPP included employment and interview coaching, financial management, environmental literacy training, etc. ☐ 20,000+ Door-to-Door Outreach and Engagement Contacts: Educated and informed residents about zone opportunities for weatherization, Google Fiber, jobs, etc. ☐ 2,600 KCP&L Smart Meters Installed to assist residents in monitoring daily electricity usage and managing expenses. 			