

# Webinar

## ULI Kansas City: How Zoning and Regulations Impact Equitable Development

Date: June 25, 2020

00:00:00 --> 00:00:03: Hello everybody, my name is Kevin McGinnis.

00:00:03 --> 00:00:07: I am the CEO of the Keystone Community Corporation and

00:00:07 --> 00:00:11: welcome back to our Kansas City making a city that

00:00:11 --> 00:00:13: we can all afford.

00:00:13 --> 00:00:15: Just wanted to start off this week.

00:00:15 --> 00:00:16: Thank you for joining us.

00:00:16 --> 00:00:19: You know, these conversations are a chance for us to

00:00:19 --> 00:00:22: bring together a small group of experts and openly discuss

00:00:22 --> 00:00:26: the challenges and opportunities to hopefully change how we see

00:00:26 --> 00:00:29: our city, how we see our region and better understand

00:00:29 --> 00:00:33: how the various development patterns and decisions influence our ability

00:00:33 --> 00:00:35: to grow in a sustainable way as a community quick

00:00:35 --> 00:00:38: editorial. So I had someone asked me earlier this week

00:00:38 --> 00:00:41: why I like moderating these conversations.

00:00:41 --> 00:00:43: If I like moderating these conversations.

00:00:43 --> 00:00:45: Then why I liked it and I had to think

00:00:45 --> 00:00:46: about it.

00:00:46 --> 00:00:48: So I wanted to share the two reasons that I

00:00:48 --> 00:00:49: came up with the first one.

00:00:49 --> 00:00:52: You know, you've probably heard the phrase if you're not

00:00:52 --> 00:00:53: living your dying well,

00:00:53 --> 00:00:56: I think of that as if you're not learning you're

00:00:56 --> 00:00:57: dying an I gotta be honest,

00:00:57 --> 00:00:59: I'm learning something every week,

00:00:59 --> 00:01:00: every single time we do this.

00:01:00 --> 00:01:01: So whether it's the prep,

00:01:01 --> 00:01:04: whether it's the web and R itself in the conversations

00:01:04 --> 00:01:06: that we have with these guests,

00:01:06 --> 00:01:09: whether it's the follow up on Friday mornings with coffee  
00:01:09 --> 00:01:11: Connect and I hope the people who open,  
00:01:11 --> 00:01:13: zoom and join us on Thursdays for lunch have the  
00:01:13 --> 00:01:15: same opportunity to learn something new.  
00:01:15 --> 00:01:18: Something they can take away from this that helps um  
00:01:18 --> 00:01:21: little better life do a better job and consider how  
00:01:21 --> 00:01:24: their actions and decisions affect the community that we live  
00:01:24 --> 00:01:27: and work in the second reason is we have too  
00:01:27 --> 00:01:29: many echo chambers that are yelling each other.  
00:01:29 --> 00:01:32: These days pressure is high life is in turmoil across  
00:01:32 --> 00:01:35: the board and this requires honest conversations,  
00:01:35 --> 00:01:38: which I think in turn require us to remember that,  
00:01:38 --> 00:01:40: we have 2 ears and one mouth for a purpose,  
00:01:40 --> 00:01:42: so my little hope is that we can carve out  
00:01:42 --> 00:01:46: an hour and listen have some honest discourse about  
important  
00:01:46 --> 00:01:48: issues and try to make the world a better place  
00:01:48 --> 00:01:52: for everyone so. I consider this my little contribution to  
00:01:52 --> 00:01:54: try to make that change.  
00:01:54 --> 00:01:58: So this week, we continue our conversation about equitable  
development.  
00:01:58 --> 00:02:02: We talked about the definitions and issues that have caused  
00:02:02 --> 00:02:04: in equities and the implications for everyone.  
00:02:04 --> 00:02:07: We last week. We talked about incentives and the role.  
00:02:07 --> 00:02:09: They play and this week.  
00:02:09 --> 00:02:13: We're going to talk about zoning policy regulation practices  
and  
00:02:13 --> 00:02:16: how they impact in the impact that they have on  
00:02:16 --> 00:02:17: equitable development.  
00:02:17 --> 00:02:19: A few quick housekeeping items first.  
00:02:19 --> 00:02:20: Thank you all for you.  
00:02:20 --> 00:02:23: All I sponsors shared them on the screen beforehand for  
00:02:23 --> 00:02:26: making this possible without them without all of you,  
00:02:26 --> 00:02:27: we could not be here.  
00:02:27 --> 00:02:30: Every week and we cannot do a lot of the  
00:02:30 --> 00:02:32: programming that you like Kansas City does.  
00:02:32 --> 00:02:34: Also, a reminder chat is disabled,  
00:02:34 --> 00:02:36: but the QA function is not,  
00:02:36 --> 00:02:37: so use that QA function.  
00:02:37 --> 00:02:39: Ask those questions if you have a question for the  
00:02:39 --> 00:02:42: panel and the expertise that they bring to us every  
00:02:42 --> 00:02:42: week.  
00:02:42 --> 00:02:44: If great, put it in there.

00:02:44 --> 00:02:45: If you don't have a question,  
00:02:45 --> 00:02:47: take a look at him and you can crowd vote  
00:02:47 --> 00:02:50: him up so we can get to the questions that  
00:02:50 --> 00:02:52: are most important for everybody as we try to filter  
00:02:52 --> 00:02:55: out and understand which questions are panel can answer  
for  
00:02:55 --> 00:02:58: you every week and then as a quick reminder these  
00:02:58 --> 00:03:01: conversations are split into three segments every week.  
00:03:01 --> 00:03:03: The first part we have a featured speaker.  
00:03:03 --> 00:03:04: Then we expand the conversation,  
00:03:04 --> 00:03:07: we bring on a couple additional guests and we expand  
00:03:07 --> 00:03:09: that conversation for a few minutes and then we open  
00:03:09 --> 00:03:12: the conversations in the community through that QA function  
so  
00:03:12 --> 00:03:15: don't forget Q&A function crowd voting.  
00:03:15 --> 00:03:18: The segments the show itself has been kind of broken  
00:03:18 --> 00:03:20: into 4 week chunks and we're in the 3rd week  
00:03:20 --> 00:03:23: of this for weeks segment on equitable development as I  
00:03:23 --> 00:03:27: mentioned we're talking about policy zoning regulations this  
week next  
00:03:27 --> 00:03:27: week.  
00:03:27 --> 00:03:30: On July second. We're actually expanding it to the regional  
00:03:30 --> 00:03:34: conversation and I'm excited to let everybody know we're  
going  
00:03:34 --> 00:03:37: to have special guests on from Memphis and Oklahoma City  
00:03:37 --> 00:03:39: to join someone from Kansas City to talk about how  
00:03:39 --> 00:03:42: equitable development is seen in their regions kind of  
compare  
00:03:43 --> 00:03:46: and contrast share best practices talk about things like  
incentives  
00:03:46 --> 00:03:50: and. You know policy within those regions as well,  
00:03:50 --> 00:03:52: so I hope you can join us next Thursday on  
00:03:52 --> 00:03:54: July 2nd for that conversation.  
00:03:54 --> 00:03:56: Alright, let's get to it.  
00:03:56 --> 00:04:00: This week I'm joined in the conversation by Rachel Jefferson.  
00:04:00 --> 00:04:04: Rachel is the executive director for Groundworks Energy,  
00:04:04 --> 00:04:08: formerly the historic Northeast Midtown Association in KCK.  
00:04:08 --> 00:04:11: So Rachel welcome to the web and R appreciate you  
00:04:11 --> 00:04:12: being here.  
00:04:14 --> 00:04:18: Yummy Yep, thanks for having me absolutely our pleasure  
so  
00:04:18 --> 00:04:21: Rachel briefly can you start off by sharing a little  
00:04:22 --> 00:04:25: bit about groundworks and the focus of the work that  
00:04:25 --> 00:04:28: you do there. Yeah sure like he said her organization

00:04:29 --> 00:04:30: is groundwork Energy,  
00:04:30 --> 00:04:35: Northeast Revitalization Group and the organization itself  
was actually formerly  
00:04:35 --> 00:04:37: known as a historic northeast.  
00:04:37 --> 00:04:42: Midtown Association was founded in 2012 by Group of  
neighborhood  
00:04:42 --> 00:04:44: residents volunteers.  
00:04:44 --> 00:04:49: Who realized that there wasn't adequate representation in  
the Northeast  
00:04:49 --> 00:04:50: area around?  
00:04:50 --> 00:04:53: Getting the things that Community wanted to get done so  
00:04:53 --> 00:04:58: they came together and formed with the neighborhood  
business revitalization  
00:04:58 --> 00:04:59: organization.  
00:04:59 --> 00:05:02: It's a term that the UG has for designating certain  
00:05:02 --> 00:05:05: types of organizations which they contract with.  
00:05:05 --> 00:05:08: So we have seven other sister MBR's.  
00:05:08 --> 00:05:11: And really, our work has been centered in Community,  
00:05:11 --> 00:05:15: mostly about bringing technical assistance to their ideas.  
00:05:15 --> 00:05:19: Different types of users in our planning processes like  
design,  
00:05:19 --> 00:05:21: think models or tools for analyzing,  
00:05:21 --> 00:05:24: mapping our community, and so all of our work is  
00:05:25 --> 00:05:29: really focused on uplifting the latent power of community  
members  
00:05:29 --> 00:05:32: to have sovereignty over their built environment,  
00:05:32 --> 00:05:35: their food, and their economy.  
00:05:35 --> 00:05:39: In 2018, we began the process of transitioning into a  
00:05:39 --> 00:05:40: Groundwork USA Trust.  
00:05:40 --> 00:05:44: Groundwork USA is a organization which is funded by the  
00:05:44 --> 00:05:49: National Park Service and the Environmental Protection  
Agency.  
00:05:49 --> 00:05:52: Really, with the mission of creating a network of connected  
00:05:52 --> 00:05:56: 501C3 organizations across the nation that are focused on  
the  
00:05:56 --> 00:05:58: principles of growing environmental stewardship,  
00:05:58 --> 00:06:02: an environmental sovereignty and typically under resourced  
communities,  
00:06:02 --> 00:06:06: it's actually a model that the National Park Service brought  
00:06:06 --> 00:06:08: over from the UK about 20 years ago.  
00:06:08 --> 00:06:11: Because of the work that they were doing in the  
00:06:11 --> 00:06:15: mission and programmatic alignment between the two  
organizations,  
00:06:15 --> 00:06:17: we really felt this was a great chance for us

00:06:17 --> 00:06:21: to step into a national landscape of organizations that are  
00:06:21 --> 00:06:24: doing work very similar to ours and to elevate our  
00:06:24 --> 00:06:27: work and learn from those organizations at the same time.  
00:06:27 --> 00:06:31: So that's how we became Groundwork Northeast  
Revitalization Group.

00:06:31 --> 00:06:35: We just made that official name transition in February of  
00:06:35 --> 00:06:36: this year.

00:06:36 --> 00:06:39: Congratulations, I mean the work that you're doing.  
00:06:39 --> 00:06:42: Community development is actually at the heart of this issue  
00:06:42 --> 00:06:43: of equitable development.  
00:06:43 --> 00:06:45: I mean, it is. It is the root of what  
00:06:45 --> 00:06:46: we're talking about here.  
00:06:46 --> 00:06:48: And oftentimes when we talk about this issue,  
00:06:48 --> 00:06:51: it's really easy when it becomes much easier for people  
00:06:51 --> 00:06:54: to appreciate the various aspects we can use specific  
examples.

00:06:54 --> 00:06:56: So are there one or two specific projects that you  
00:06:56 --> 00:06:59: can share with us that kind of illustrates some of  
00:06:59 --> 00:07:00: the aspects of equitable development?  
00:07:00 --> 00:07:03: Some of these issues that we're talking about.  
00:07:03 --> 00:07:07: Yeah, absolutely. Before I jump into those projects though,  
00:07:07 --> 00:07:09: Kevin, I did want to kind of speak a little  
00:07:09 --> 00:07:12: bit about how we came to those projects.  
00:07:12 --> 00:07:15: Because, you know, having talked with you guys in  
preparation  
00:07:15 --> 00:07:18: for this panel and thinking about this question,  
00:07:18 --> 00:07:21: that's been the overarching question for your series.  
00:07:21 --> 00:07:24: How do we create a more affordable community?  
00:07:24 --> 00:07:27: I thought I might pose to the group rhetorically.  
00:07:27 --> 00:07:31: Some of the questions that I've asked myself and different  
00:07:31 --> 00:07:33: stuff in my organization constantly ponder.  
00:07:33 --> 00:07:36: In terms of the work we're doing in the efficacy  
00:07:36 --> 00:07:40: of that work to ensure that there is equitable distribution  
00:07:40 --> 00:07:43: of decision making amongst the community,  
00:07:43 --> 00:07:46: so one of the questions that I always ask myself  
00:07:46 --> 00:07:49: is are we truly ready to tackle an equity in  
00:07:49 --> 00:07:51: development and so in other words,  
00:07:51 --> 00:07:54: have we learned how we've gotten here?  
00:07:54 --> 00:07:57: I understand you guys did do a series on the.  
00:07:57 --> 00:08:01: Detrimental effects of historically racist policies such as  
redlining,  
00:08:01 --> 00:08:05: have we reflected within ourselves our own complicity in in  
00:08:05 --> 00:08:07: the mess that we're in today,

00:08:07 --> 00:08:10: and have we accepted the loss that we will inevitably  
00:08:10 --> 00:08:13: feel if we try to do something different right?  
00:08:13 --> 00:08:16: And those are some things that I think we can  
00:08:16 --> 00:08:19: kind of tend to gloss over when we're talking about  
00:08:19 --> 00:08:20: equity and development.  
00:08:20 --> 00:08:23: Also, you know what is authentic and sustainable?  
00:08:23 --> 00:08:27: Community engagement to us that very much means leaving  
behind  
00:08:27 --> 00:08:28: something.  
00:08:28 --> 00:08:34: So leaving behind knowledge or skill sets that the community  
00:08:34 --> 00:08:34: then is.  
00:08:34 --> 00:08:39: Better is better positioned to continue to contribute to future  
00:08:39 --> 00:08:44: developments or maybe even create their own developments  
in their  
00:08:44 --> 00:08:44: areas.  
00:08:44 --> 00:08:47: And so. The third question,  
00:08:47 --> 00:08:50: then, is kind of like what processes are in place  
00:08:50 --> 00:08:53: then to support that type of authentic and sustainable  
community  
00:08:53 --> 00:08:54: engagement,  
00:08:54 --> 00:08:57: and so those are some of the things that I  
00:08:57 --> 00:08:59: would like to pose to this group of rhetorically.  
00:08:59 --> 00:09:03: I'm not expecting people to come back with the answers  
00:09:03 --> 00:09:04: unless they really want to,  
00:09:04 --> 00:09:07: but some of the things that we really have to  
00:09:07 --> 00:09:10: be able to embrace if we're going to talk about  
00:09:10 --> 00:09:12: truly how we are going to make a more Equitable  
00:09:12 --> 00:09:15: City. I would also say that maybe instead of asking  
00:09:15 --> 00:09:18: how we make our cities more affordable,  
00:09:18 --> 00:09:23: we should ask. How we enrich than people in our  
00:09:23 --> 00:09:24: community.  
00:09:24 --> 00:09:27: So is the city going to be more affordable or  
00:09:27 --> 00:09:30: people going to be enriched and therefore more things are  
00:09:30 --> 00:09:33: within their range and they have more opportunities and we  
00:09:33 --> 00:09:36: get rid of this whole under resourced terminology altogether,  
00:09:36 --> 00:09:39: so some of the ways in which we've done that  
00:09:39 --> 00:09:41: work right to provide you with some examples would be  
00:09:41 --> 00:09:42: 1.  
00:09:42 --> 00:09:45: The Northeast grocers project. This was a project that was  
00:09:45 --> 00:09:48: selected by community members out of Northeast Area  
Master planning  
00:09:48 --> 00:09:51: effort that was spearheaded by the UG and which were  
00:09:51 --> 00:09:54: the Co lead implementation agency on as a part of

00:09:54 --> 00:09:54: that.

00:09:54 --> 00:09:58: Planning effort committee members selected 3 early action projects they'd

00:09:58 --> 00:10:00: like to see kind of get moving.

00:10:00 --> 00:10:03: As we know, plans can take decades to actually implement,

00:10:03 --> 00:10:05: and so these were ways of saying this is something

00:10:05 --> 00:10:07: we want to start working on right now,

00:10:07 --> 00:10:11: and one of those projects was a cooperative grocery store.

00:10:11 --> 00:10:12: As you may be aware,

00:10:12 --> 00:10:15: there's the Merc that is coming to downtown Kansas City,

00:10:15 --> 00:10:17: KS. We're all very excited about that.

00:10:17 --> 00:10:19: In fact, I'm on the Board of directors for the

00:10:19 --> 00:10:19: Mark,

00:10:19 --> 00:10:23: and they're doing a great job outreach into the community.

00:10:23 --> 00:10:26: But in the end, the Northeast residents want something of

00:10:26 --> 00:10:27: their own.

00:10:27 --> 00:10:30: To create a food source within their communities will still

00:10:30 --> 00:10:33: be in a food desert even with the placement of

00:10:33 --> 00:10:36: the Merc and downtown Kansas City,

00:10:36 --> 00:10:38: KS. So our workers organization,

00:10:38 --> 00:10:41: then is not to own and operate a grocery store,

00:10:41 --> 00:10:45: but to provide the groundwork and foundation for such an

00:10:46 --> 00:10:46: effort to.

00:10:46 --> 00:10:49: To become a reality and so we have been working

00:10:49 --> 00:10:50: with Pride,

00:10:50 --> 00:10:54: which is the local chapter of the Black Firefighters Association

00:10:54 --> 00:10:56: we've been working with Dot Agency,

00:10:56 --> 00:10:59: which is an offshoot of the KU School of Architecture

00:10:59 --> 00:10:59: and Design.

00:10:59 --> 00:11:03: We've been working with our Commissioners out of the Eugene

00:11:03 --> 00:11:07: several other partners to renovate a space at 1726 Quindaro

00:11:07 --> 00:11:07: Blvd.

00:11:07 --> 00:11:10: Where we've been able to have community meetings and get

00:11:10 --> 00:11:13: people familiar with the idea of here in this space,

00:11:13 --> 00:11:16: right here in community, one of many vacant buildings and

00:11:16 --> 00:11:19: what it takes is it takes a group of dedicated

00:11:19 --> 00:11:22: community members who are going to form this cooperative and

00:11:22 --> 00:11:27: create economic opportunity economic sovereignty in their own area.

00:11:27 --> 00:11:28: And so that's one guide.

00:11:28 --> 00:11:30: Examples of the work we do.  
00:11:30 --> 00:11:32: We also have the Heritage Trail project,  
00:11:32 --> 00:11:35: which isn't in another vision that had been articulated by  
00:11:36 --> 00:11:36: the community.  
00:11:36 --> 00:11:39: It centers along the Jersey Creek Greenway,  
00:11:39 --> 00:11:42: and with that project. We're going to be combining green  
00:11:43 --> 00:11:48: infrastructure redevelopment as well as historical  
identification of historical items  
00:11:48 --> 00:11:49: of interest,  
00:11:49 --> 00:11:51: because what we know is that there's a lot of  
00:11:51 --> 00:11:55: rich history in our area that oftentimes has been lost  
00:11:55 --> 00:11:56: or just not valued.  
00:11:56 --> 00:11:58: And so, how do we elevate the history of our  
00:11:59 --> 00:12:02: area while also elevating the status of the Community in  
00:12:02 --> 00:12:03: that area?  
00:12:03 --> 00:12:06: And we do that by creating this trail where you've  
00:12:06 --> 00:12:09: been affording people alternative modes of transportation.  
00:12:09 --> 00:12:13: You're creating job opportunities because someone has to  
build and  
00:12:13 --> 00:12:14: design the trail right,  
00:12:14 --> 00:12:18: and we're looking for. Green Team Group of young people  
00:12:18 --> 00:12:19: to do that work.  
00:12:19 --> 00:12:23: And then you're also engaging the community and helping to  
00:12:23 --> 00:12:27: fabricate their own reality in terms of identifying areas of  
00:12:27 --> 00:12:27: interest,  
00:12:27 --> 00:12:32: historical interest, and future areas where they might want to  
00:12:32 --> 00:12:34: see development.  
00:12:34 --> 00:12:37: It is those are great examples and and it's interesting  
00:12:37 --> 00:12:39: to hear if I heard you correctly.  
00:12:39 --> 00:12:40: These were kind of you.  
00:12:40 --> 00:12:45: The Eugene was a catalyst for kind of commissioning this  
00:12:45 --> 00:12:48: work and that was kind of it sounds like.  
00:12:48 --> 00:12:51: Outcries from the community for a very long time to  
00:12:51 --> 00:12:53: get a plan for the Northeast area.  
00:12:53 --> 00:12:55: It did not have any type of plan right which  
00:12:55 --> 00:12:58: we assures you know the people in there in this  
00:12:58 --> 00:13:01: video can would say it's kind of detrimental to the  
00:13:01 --> 00:13:04: health of the Community and any type of future planning  
00:13:05 --> 00:13:08: efforts or things are just kind of all Willy nilly.  
00:13:08 --> 00:13:11: And so there was that outcry from the community and  
00:13:11 --> 00:13:14: the Commissioners listened and they dedicated a certain  
amount of  
00:13:14 --> 00:13:17: funding to conduct this master planning effort.



00:13:17 --> 00:13:19: And out of that effort.

00:13:19 --> 00:13:22: Is where you're seeing some of the projects that I'm

00:13:22 --> 00:13:23: talking about now.

00:13:23 --> 00:13:25: It's very cool. So before we bring the other two

00:13:25 --> 00:13:27: on quickly when we were talking yesterday,

00:13:27 --> 00:13:30: I asked you a question and your answer has stuck

00:13:30 --> 00:13:32: with me literally since we talked about it.

00:13:32 --> 00:13:34: And so I was hoping you could share with the

00:13:34 --> 00:13:34: group.

00:13:34 --> 00:13:37: I asked you a question about data measurements.

00:13:37 --> 00:13:39: I come from a background where you can't manage what

00:13:39 --> 00:13:41: you can't measure is kind of the mindset.

00:13:41 --> 00:13:44: Then I asked you a question about how do you

00:13:44 --> 00:13:46: measure success is it relates to Equitable development,

00:13:46 --> 00:13:49: an love it? If you could show your answer with.

00:13:49 --> 00:13:51: The group here. Oh well,

00:13:51 --> 00:13:53: I don't. I feel like I gave you a really

00:13:53 --> 00:13:54: jumble to answer,

00:13:54 --> 00:13:56: but I'll try the best.

00:13:56 --> 00:13:58: I think what I had said it first and responses

00:13:58 --> 00:14:01: that data doesn't really have a face and it's very

00:14:01 --> 00:14:04: easy to dehumanize people just based on,

00:14:04 --> 00:14:06: you know quantitative data alone.

00:14:06 --> 00:14:09: You also need qualitative data and you also need data

00:14:09 --> 00:14:12: that's truly painting the picture of a community.

00:14:12 --> 00:14:14: And the best way to do that is to ensure

00:14:14 --> 00:14:17: that community members have ownership over their own

00:14:18 --> 00:14:20: data and

00:14:18 --> 00:14:20: over their own stories in their own narrative.

00:14:20 --> 00:14:22: And so that's like. The,

00:14:22 --> 00:14:25: I guess cornerstones of the work that we do in

00:14:25 --> 00:14:29: terms of successfully developing areas like ours is to ensure

00:14:29 --> 00:14:33: that community members do have ownership over their own

00:14:33 --> 00:14:36: destiny

00:14:33 --> 00:14:36: and and we really believe the best way through that

00:14:36 --> 00:14:40: for that is through self determination that people must have

00:14:40 --> 00:14:44: the ability to have sovereignty over their own environment

00:14:44 --> 00:14:49: over

00:14:44 --> 00:14:49: their own social situations over their own food.

00:14:49 --> 00:14:52: That's an and is what's going to build the type

00:14:52 --> 00:14:55: of cohesion that is necessary to support other types of

00:14:55 --> 00:14:58: private investment in development.

00:14:58 --> 00:15:00: Yeah, you talk to people is the measure.

00:15:00 --> 00:15:02: I mean, I think that's so important to understand.

00:15:02 --> 00:15:05: We talk about equitable development at the core of it

00:15:05 --> 00:15:07: is people and the state of the people is the

00:15:07 --> 00:15:08: measure.

00:15:08 --> 00:15:10: I thought that was really insightful thing.

00:15:10 --> 00:15:12: So I appreciate you sharing that with us.

00:15:12 --> 00:15:15: Absolutely, yeah, the state of the people is is the

00:15:15 --> 00:15:15: measure right?

00:15:15 --> 00:15:18: And I think that's the crux of the question that

00:15:18 --> 00:15:21: that you guys have been pondering for the last couple

00:15:21 --> 00:15:23: of weeks is how do we make the community more

00:15:23 --> 00:15:26: affordable is like? Well what is the state of the

00:15:26 --> 00:15:26: people?

00:15:26 --> 00:15:29: It's obviously they can't afford what it is right now.

00:15:29 --> 00:15:30: So how do we elevate?

00:15:30 --> 00:15:32: That status.

00:15:32 --> 00:15:35: And you can only do that by truly being ally

00:15:35 --> 00:15:39: and coming to the Community with your skills and tools,

00:15:39 --> 00:15:40: but not with your ideas.

00:15:40 --> 00:15:42: They have their own ideas.

00:15:42 --> 00:15:44: Yeah, yeah, I appreciate that.

00:15:44 --> 00:15:46: So thank you for sharing with us.

00:15:46 --> 00:15:49: Quick reminder to everyone QA function.

00:15:49 --> 00:15:52: Get your questions in there for Rachel and then you

00:15:52 --> 00:15:55: know as we go into this next section.

00:15:55 --> 00:15:58: It's my pleasure to bring on our next two guests.

00:15:58 --> 00:16:00: We have McClain, Bryant Maclin.

00:16:00 --> 00:16:05: McLean is the former. Policy director for canceling Missouri

underside,

00:16:05 --> 00:16:08: James. She was is currently policy director at Civic Council

00:16:08 --> 00:16:09: until the end of this week.

00:16:09 --> 00:16:12: I understand and then starting next week she is going

00:16:12 --> 00:16:15: to be the new Director of Policy and Strategic Strategic

00:16:15 --> 00:16:18: Initiatives for the Health Forward Foundation.

00:16:18 --> 00:16:20: So welcome to the Web and R Macklin.

00:16:20 --> 00:16:23: Thanks for cleaning. Thanks for joining us and then also

00:16:23 --> 00:16:25: want to bring on Diane Binkley,

00:16:25 --> 00:16:27: Diane. Join us a few weeks back and so we're

00:16:27 --> 00:16:30: glad to have Diane back Diane as the deputy director

00:16:30 --> 00:16:33: for the planning Department for Kansas City,

00:16:33 --> 00:16:36: Mo. So welcome, Diane. Thank you.

00:16:36 --> 00:16:38: Then I want to start with you.  
00:16:38 --> 00:16:41: Easy for us to think of policy as this kind  
00:16:41 --> 00:16:45: of one way Street where things are handed down from  
00:16:45 --> 00:16:46: up on high.  
00:16:46 --> 00:16:48: Oftentimes, it's the way it is.  
00:16:48 --> 00:16:51: This way it seems. So what role do citizens?  
00:16:51 --> 00:16:54: What will do the people have in this process?  
00:16:54 --> 00:16:57: And what can or should they be looking for doing  
00:16:57 --> 00:17:01: to help increase their voice and have a voice in  
00:17:01 --> 00:17:01: this?  
00:17:01 --> 00:17:05: Sure, so I'd say that citizens have the primary role  
00:17:05 --> 00:17:07: in this process.  
00:17:07 --> 00:17:11: For most we elect, we vote on the elected officials  
00:17:11 --> 00:17:12: that take office,  
00:17:12 --> 00:17:16: and so it's incumbent upon us and to hold him  
00:17:16 --> 00:17:17: accountable.  
00:17:17 --> 00:17:21: Whether that's you know through the usual process of,  
00:17:21 --> 00:17:26: you know, calls and letters and participating in public  
hearings  
00:17:26 --> 00:17:30: and meetings to make sure that our voices are heard  
00:17:30 --> 00:17:32: in our expectations are.  
00:17:32 --> 00:17:34: That, but just you know,  
00:17:34 --> 00:17:36: dialing back a little bit,  
00:17:36 --> 00:17:40: even even when these candidates running for office you  
know.  
00:17:40 --> 00:17:44: They'll put out platforms and so that's the time.  
00:17:44 --> 00:17:47: Or we can evaluate whether or not they're even the  
00:17:47 --> 00:17:50: sort of person of this sort of character,  
00:17:50 --> 00:17:54: or that they are aligned with our policy priorities before  
00:17:54 --> 00:17:56: we even vote them into office.  
00:17:56 --> 00:17:59: So I think it starts there.  
00:17:59 --> 00:18:03: No next step for public engagement is service on boards  
00:18:03 --> 00:18:04: and commissions.  
00:18:04 --> 00:18:08: So in Kansas City, at least under Mayor James,  
00:18:08 --> 00:18:13: there were 70 two boards and commissions that everyday  
citizens  
00:18:13 --> 00:18:17: citizens have the opportunity to be appointed to the two  
00:18:17 --> 00:18:21: that most closely relate to what we're talking about.  
00:18:21 --> 00:18:26: Today is the Board of Zoning adjustments and also the  
00:18:26 --> 00:18:31: City Planning Commission Board of Zoning is kind of the.  
00:18:31 --> 00:18:34: The first step in the process for any developer or  
00:18:34 --> 00:18:38: any remember that wants to see a change in zoning  
00:18:38 --> 00:18:40: in a particular area,

00:18:40 --> 00:18:45: so either more restrictive or more permissive zoning in terms  
 00:18:45 --> 00:18:46: of you know,  
 00:18:46 --> 00:18:50: multi family or single family or what have you or  
 00:18:50 --> 00:18:53: whether or not you know retail or liquor stores or  
 00:18:54 --> 00:18:57: what have you can be developed in the area.  
 00:18:57 --> 00:19:00: The City Planning Commission is sort of a.  
 00:19:00 --> 00:19:04: Assister Commission and they play many roles or similar  
 roles.  
 00:19:04 --> 00:19:08: Complementary rules to BSA. But then there's also the  
 statutory  
 00:19:08 --> 00:19:12: agencies and so everybody is familiar with tax increment  
 financing  
 00:19:12 --> 00:19:14: and that Commission.  
 00:19:14 --> 00:19:17: But there are a variety of different statutory agencies in  
 00:19:17 --> 00:19:20: the Kansas City area and most of what I'm speaking  
 00:19:20 --> 00:19:22: to is Kansas City,  
 00:19:22 --> 00:19:25: Mo. Because I'm just more familiar with Kansas City,  
 00:19:25 --> 00:19:29: Mo, there are similar boards and commissions and  
 opportunities to  
 00:19:29 --> 00:19:30: get involved.  
 00:19:30 --> 00:19:33: Throughout the region in the different municipalities,  
 00:19:33 --> 00:19:37: all the different municipalities have different tax.  
 00:19:37 --> 00:19:40: Instead of agencies that kind of dictate who gets financial  
 00:19:40 --> 00:19:45: incentives for building brick and mortar developmental  
 projects throughout the  
 00:19:45 --> 00:19:45: city.  
 00:19:45 --> 00:19:49: And so there's opportunities to be appointed to any of  
 00:19:49 --> 00:19:50: these bodies.  
 00:19:50 --> 00:19:53: But there's also opportunities to go to the public hearings  
 00:19:53 --> 00:19:56: of these bodies and make your opinions known there as  
 00:19:56 --> 00:19:57: well.  
 00:19:57 --> 00:19:59: But I think that the key thing is,  
 00:19:59 --> 00:20:01: you know that we all have to stay.  
 00:20:01 --> 00:20:05: Involved and informed and pay attention and speak up when  
 00:20:05 --> 00:20:09: they're going on around us so that we don't agree  
 00:20:09 --> 00:20:11: with that's our civic duty.  
 00:20:11 --> 00:20:14: And if we don't do it then.  
 00:20:14 --> 00:20:16: Things could very easily go awry,  
 00:20:16 --> 00:20:20: and an an afoul of what the Community desires.  
 00:20:20 --> 00:20:23: It's it seems like that's everything right now,  
 00:20:23 --> 00:20:28: and it's been, so it's been a heightened issue of.  
 00:20:28 --> 00:20:30: Engagement. You have to be involved.  
 00:20:30 --> 00:20:31: You have to. You have a voice.

00:20:31 --> 00:20:32: You have to be involved,  
00:20:32 --> 00:20:34: and in particular the local level.  
00:20:34 --> 00:20:37: So good insights. Thank you for sharing with us,  
00:20:37 --> 00:20:40: Diane. Let's jump over to zoning really quick.  
00:20:40 --> 00:20:41: Talk to me about you.  
00:20:41 --> 00:20:46: In your experience. Like does owning create inequity among  
citizens?  
00:20:46 --> 00:20:49: Zoning itself doesn't necessarily cause that it can,  
00:20:49 --> 00:20:52: because it can to some degree because of separation of  
00:20:52 --> 00:20:55: uses and keeping people from being able to have direct  
00:20:55 --> 00:20:57: access to maybe what they need,  
00:20:57 --> 00:21:00: whether that's healthcare or grocery stores or the like.  
00:21:00 --> 00:21:03: But really, a lot of what we're hearing right now  
00:21:03 --> 00:21:05: in the community is used a lot of discussion about  
00:21:05 --> 00:21:07: JC Nichols and would occur then,  
00:21:07 --> 00:21:09: and really, that's not about zoning.  
00:21:09 --> 00:21:12: That was more about the deed restrictions that were set  
00:21:12 --> 00:21:13: by developers,  
00:21:13 --> 00:21:15: and so back in the day that could happen.  
00:21:15 --> 00:21:18: There's also a lot of discussion right now about.  
00:21:18 --> 00:21:21: You know, not being aware that the people at that  
00:21:21 --> 00:21:25: time there was a lot of redlining under the federal  
00:21:25 --> 00:21:28: government that kept black people and people of color and  
00:21:28 --> 00:21:29: other.  
00:21:31 --> 00:21:35: Religions out of certain areas and so that was very  
00:21:35 --> 00:21:36: discrimina.  
00:21:36 --> 00:21:39: Tori and Emma did cause an equity isn't because people  
00:21:40 --> 00:21:43: weren't able to be in have be able to purchase  
00:21:43 --> 00:21:45: a home because of that redlining.  
00:21:45 --> 00:21:49: Then now it has even impacted many generations later from  
00:21:49 --> 00:21:51: being able to build that well.  
00:21:51 --> 00:21:54: So a lot of I think what we're hearing right  
00:21:54 --> 00:21:56: now isn't zoning specific,  
00:21:56 --> 00:21:58: but it's more about how the regular,  
00:21:58 --> 00:22:02: how the developers put in the deed restrictions and.  
00:22:02 --> 00:22:05: And again, the loaning agencies did a lot of the  
00:22:06 --> 00:22:06: redlining.  
00:22:06 --> 00:22:10: Again, though being in a single family subdivision,  
00:22:10 --> 00:22:13: someone said yesterday, I think on our calls,  
00:22:13 --> 00:22:17: basically saying that single family zoning's inherently racist  
and and  
00:22:17 --> 00:22:20: I beg to differ with that to some degree,

00:22:20 --> 00:22:24: because I live in a very suburban single family neighborhood  
00:22:24 --> 00:22:26: at this time for just a few more weeks.  
00:22:26 --> 00:22:29: And in there I can look around and I have  
00:22:29 --> 00:22:32: so much diversity in my community,  
00:22:32 --> 00:22:36: and that's from. Religion to color two different sexual  
orientations.  
00:22:36 --> 00:22:39: And I love the fact that I'm able to bring  
00:22:40 --> 00:22:42: my child up in that community,  
00:22:42 --> 00:22:43: but so it can be.  
00:22:43 --> 00:22:47: I think that it's more about separation of uses,  
00:22:47 --> 00:22:51: an having access to things versus the actual you know  
00:22:51 --> 00:22:53: how many square feet in a lot.  
00:22:53 --> 00:22:56: So quick, follow up on that.  
00:22:56 --> 00:22:59: Let's flip that equation to little bit.  
00:22:59 --> 00:23:04: How? How can zoning ordinances help people build wealth?  
00:23:04 --> 00:23:07: So we've talked about this in some of the previous  
00:23:07 --> 00:23:08: weeks,  
00:23:08 --> 00:23:09: so I'll touch on it again,  
00:23:09 --> 00:23:11: but it's if you're able,  
00:23:11 --> 00:23:13: you know if you have a home to be able  
00:23:13 --> 00:23:14: to build,  
00:23:14 --> 00:23:17: maybe an accessory dwelling unit where you can rent that  
00:23:17 --> 00:23:17: out,  
00:23:17 --> 00:23:20: or being able to have short term rentals in your  
00:23:20 --> 00:23:23: home so that you can again start to rent out  
00:23:23 --> 00:23:25: and get more dollars into your pocket.  
00:23:25 --> 00:23:28: So then you can continue to build that.  
00:23:28 --> 00:23:31: Well, there's an option. Some of the things we have  
00:23:31 --> 00:23:32: tried to evaluate,  
00:23:32 --> 00:23:35: Anamor continuing to on our zoning ordinances,  
00:23:35 --> 00:23:39: but. For the incremental development in trying to do infill  
00:23:39 --> 00:23:40: development,  
00:23:40 --> 00:23:43: what is in there that's keeping people on those small  
00:23:43 --> 00:23:47: time developers from being able to to build economically and  
00:23:47 --> 00:23:49: provide housing that's at a reasonable cost?  
00:23:49 --> 00:23:53: And one example was is that we removed the requirement  
00:23:53 --> 00:23:56: that if if the neighborhood was platted prior to 1951,  
00:23:56 --> 00:23:59: you didn't have to build a garage or a parking  
00:23:59 --> 00:24:00: lot or parking space,  
00:24:00 --> 00:24:02: and so with that now we say OK.  
00:24:02 --> 00:24:05: Well, if you were in that same neighborhood,  
00:24:05 --> 00:24:07: why would we require it today?

00:24:07 --> 00:24:09: That didn't make sense any longer.  
00:24:09 --> 00:24:11: And it's an additional cost,  
00:24:11 --> 00:24:14: so we've gone in and remove some of those barriers  
00:24:14 --> 00:24:16: to try to help those folks who are trying to  
00:24:16 --> 00:24:20: do the incremental development in the small development to  
be  
00:24:20 --> 00:24:22: able to thrive. Great McLean,  
00:24:22 --> 00:24:25: let's come back to you when we talk about equitable  
00:24:25 --> 00:24:29: developments abroad category and there's a lot of  
implications in  
00:24:29 --> 00:24:31: a lot of aspects that influence what we mean in  
00:24:31 --> 00:24:35: that the policies that impact equitable development an in  
those  
00:24:35 --> 00:24:38: communities go well beyond zoning and housing and so on.  
00:24:38 --> 00:24:41: So can you speak to the policies may be related  
00:24:41 --> 00:24:44: to health or education and sustainability and how they might  
00:24:45 --> 00:24:48: impact how these communities you know are created in a  
00:24:48 --> 00:24:51: sustainable way or how they are impacted.  
00:24:51 --> 00:24:53: Sure, and I you know I'll talk about it.  
00:24:53 --> 00:24:58: You know somewhat broadly, you know when thinking about  
equitable  
00:24:58 --> 00:24:58: development,  
00:24:58 --> 00:25:02: I think it's it's. It's easiest to think about place.  
00:25:02 --> 00:25:04: You know what makes a place comfortable?  
00:25:04 --> 00:25:07: What makes a place of community,  
00:25:07 --> 00:25:11: transportation option, deployment options, educational  
options,  
00:25:11 --> 00:25:15: housing, grocery, healthcare options? All that are easy to  
navigate  
00:25:15 --> 00:25:18: and access and open and welcoming to a variety of  
00:25:18 --> 00:25:21: different people and at a variety of different people.  
00:25:21 --> 00:25:26: Can afford and so policies that speak to or allow  
00:25:26 --> 00:25:29: that ease are necessary for you know,  
00:25:29 --> 00:25:33: an equitable community you know in terms of brick and  
00:25:33 --> 00:25:35: mortar and infrastructure,  
00:25:35 --> 00:25:39: all that kind of stuff needs to be developed and  
00:25:39 --> 00:25:43: they have to be developed with equity in mind,  
00:25:43 --> 00:25:47: so not concentrated in one community or another.  
00:25:47 --> 00:25:51: Not nicer in one community versus another,  
00:25:51 --> 00:25:55: and not exclusive. Soon one community or another website.  
00:25:55 --> 00:25:58: You know you think about like liquor stores,  
00:25:58 --> 00:26:03: payday lending, title lending used car dealerships.  
00:26:03 --> 00:26:07: Also need to be not allowed in so residential communities

00:26:07 --> 00:26:08: and not others.

00:26:08 --> 00:26:12: Arguably, you know there's there's no place for them in

00:26:12 --> 00:26:14: residential communities.

00:26:14 --> 00:26:17: But you know when you start to think about you,

00:26:17 --> 00:26:20: know Paula season and zoning.

00:26:20 --> 00:26:22: Might not be policy itself,

00:26:22 --> 00:26:26: it might be you know the practice.

00:26:26 --> 00:26:32: You know the fact that some forms of development are.

00:26:35 --> 00:26:39: More likely to occur in some areas versus others is

00:26:39 --> 00:26:44: not always just a matter of preference or resource of

00:26:44 --> 00:26:45: the developer.

00:26:45 --> 00:26:50: Some of that is a matter of the practices that

00:26:50 --> 00:26:54: are employed and what's allowed by.

00:26:54 --> 00:26:57: No people in in in city government.

00:26:57 --> 00:27:00: I did not find that to be the case in

00:27:00 --> 00:27:01: Kansas,

00:27:01 --> 00:27:03: Missouri when I worked there,

00:27:03 --> 00:27:06: but just, you know, nationally speaking.

00:27:06 --> 00:27:11: Historically speaking, that's that's been an issue and so just

00:27:11 --> 00:27:13: whatever the policy is,

00:27:13 --> 00:27:17: that's going to impact place that there be an equitable

00:27:18 --> 00:27:20: lens placed onto that policy.

00:27:22 --> 00:27:27: Diane Train McLean mentioned transportation,

00:27:27 --> 00:27:32: so how can you know Todds policy's help to improve

00:27:32 --> 00:27:37: this equity issue inequality for residents.

00:27:37 --> 00:27:41: Well, the balance of Todds policy is that it's really

00:27:41 --> 00:27:42: about providing more access,

00:27:42 --> 00:27:46: public access to transit, but also allowing for that mix

00:27:46 --> 00:27:48: of uses an more density,

00:27:48 --> 00:27:50: an variety of housing in those areas.

00:27:50 --> 00:27:54: Now granted, the one thing Todds policy doesn't address is

00:27:54 --> 00:27:56: where you put the transit investment.

00:27:56 --> 00:27:59: You know, Kansas City had a little bit of some

00:27:59 --> 00:28:00: folks have.

00:28:00 --> 00:28:04: There's been some negativity on the fact that the streetcar

00:28:04 --> 00:28:06: line is in kind of an area of the city

00:28:06 --> 00:28:08: that where people have money.

00:28:08 --> 00:28:12: More so because it's more where the businesses are an

00:28:12 --> 00:28:15: and that it's continuing on South into areas.

00:28:15 --> 00:28:18: Again, where maybe there isn't the lower income or mix

00:28:18 --> 00:28:19: as many people of color.

00:28:19 --> 00:28:22: Or it's it's kind of in it's taking it down



00:28:22 --> 00:28:24: to the Country Club Plaza,  
00:28:24 --> 00:28:26: but it is also the fact that it was free,  
00:28:26 --> 00:28:29: so that's I think, Kansas City did a great thing  
00:28:30 --> 00:28:32: by making this decision that OK?  
00:28:32 --> 00:28:34: If the streetcars free and that's available,  
00:28:34 --> 00:28:37: then we need to make all of our transit free.  
00:28:37 --> 00:28:40: And so that's what went into the budget this year.  
00:28:40 --> 00:28:43: And so by offering that now we've taken.  
00:28:43 --> 00:28:48: We've taken down that discrepancy or that separation allow  
for  
00:28:48 --> 00:28:50: everybody to have public transit.  
00:28:50 --> 00:28:52: Then when she get that,  
00:28:52 --> 00:28:53: eat now we can start.  
00:28:53 --> 00:28:55: We just got a federal grant.  
00:28:55 --> 00:28:58: I'm excited to tell her one.  
00:28:58 --> 00:29:02: If you didn't hear, it's a \$400,000 with \$150,000 city  
00:29:02 --> 00:29:04: match Grant for the prospect BRT.  
00:29:04 --> 00:29:07: And so we're going to do it for at tod's  
00:29:07 --> 00:29:08: policy for,  
00:29:08 --> 00:29:11: and that's that BRT route so that we can try  
00:29:11 --> 00:29:14: to impact in the third district.  
00:29:14 --> 00:29:18: In fifth district, areas need and actually some into the  
00:29:18 --> 00:29:21: 4th as far as trying to make sure that the  
00:29:21 --> 00:29:23: development that comes in IS.  
00:29:23 --> 00:29:26: It does have the density and the mix of types  
00:29:26 --> 00:29:30: of residential units and the types of uses that people  
00:29:30 --> 00:29:32: need to be able to have quality of life and  
00:29:32 --> 00:29:34: access to things.  
00:29:37 --> 00:29:39: I'm going to jump to the Q&A just a reminder  
00:29:39 --> 00:29:41: to everybody jump in there.  
00:29:41 --> 00:29:42: Take a look at Rachel.  
00:29:42 --> 00:29:44: We've got a question specifically for you.  
00:29:44 --> 00:29:47: What are some of the ideas and desires that people  
00:29:47 --> 00:29:48: in northeast Kansas City,  
00:29:48 --> 00:29:52: KS have that may run counter to what planners and developers  
00:29:52 --> 00:29:54: talk about routinely?  
00:29:54 --> 00:29:57: That's a great question, and I think that.  
00:29:57 --> 00:30:00: There's a couple of things that feed into that question.  
00:30:00 --> 00:30:04: One, oftentimes residents of the northeast don't have any  
clue  
00:30:04 --> 00:30:08: what planners and developers are looking at for the  
Northeast  
00:30:08 --> 00:30:09: area.

00:30:09 --> 00:30:12: I've been in several meetings where there have been whole  
00:30:12 --> 00:30:14: mockups and drawings and visuals,  
00:30:14 --> 00:30:18: blueprints laid out for areas in my community that no  
00:30:18 --> 00:30:20: one even knew this was happening right,  
00:30:20 --> 00:30:23: and so I think that's one big issue is that  
00:30:23 --> 00:30:27: people often times aren't even aware one of development is.  
00:30:27 --> 00:30:31: Being planned or aren't involved in that conversation until the  
00:30:31 --> 00:30:33: end and to kind of go into that.  
00:30:33 --> 00:30:36: I think that's one of the issues is that oftentimes  
00:30:36 --> 00:30:40: committee members feel like they're being landed on and  
there  
00:30:40 --> 00:30:41: because of the process.  
00:30:41 --> 00:30:46: They're not invited until the end of the process instead  
00:30:46 --> 00:30:46: of being.  
00:30:46 --> 00:30:50: Engaged at the beginning and engaged beyond tokenism,  
00:30:50 --> 00:30:53: and so I would say that we have to think  
00:30:53 --> 00:30:57: about the whole development process and how that needs to  
00:30:57 --> 00:31:01: shift to really support community members in what their  
visions  
00:31:01 --> 00:31:05: are for their community and then work through some of  
00:31:05 --> 00:31:10: the different legalities of incentives that McLean McLean was  
talking  
00:31:10 --> 00:31:12: about and seeing what's the appropriate.  
00:31:12 --> 00:31:14: So, you know, in general,  
00:31:14 --> 00:31:17: I think that there could be a lot of synergy  
00:31:17 --> 00:31:18: there.  
00:31:18 --> 00:31:23: But there's a lack of communication and transparency that  
makes  
00:31:23 --> 00:31:25: it extremely difficult.  
00:31:25 --> 00:31:29: You know and and to get any type of true  
00:31:29 --> 00:31:33: community owned or Community Co created project.  
00:31:33 --> 00:31:35: Kevin, why have you here?  
00:31:35 --> 00:31:36: Can I make one point?  
00:31:36 --> 00:31:39: I do want to say there is a difference and  
00:31:39 --> 00:31:41: I come across this a lot in Kansas City,  
00:31:41 --> 00:31:43: KS were a very diverse community.  
00:31:43 --> 00:31:47: You can have diversity and racism can still exist,  
00:31:47 --> 00:31:50: and I think that that is an important point because  
00:31:50 --> 00:31:53: oftentimes we think you know we're in a very diverse  
00:31:53 --> 00:31:58: area and an in diverse environment or community or  
neighborhood  
00:31:58 --> 00:32:00: or what have you. And that's great,  
00:32:00 --> 00:32:04: right? But racism still exists systemically in all different types

00:32:04 --> 00:32:05: of levels,  
00:32:05 --> 00:32:08: so I do want to make that point clear.  
00:32:08 --> 00:32:11: Yeah, I think it's an important thing that we have  
00:32:11 --> 00:32:12: to keep remembering.  
00:32:12 --> 00:32:15: Is that racism really is inherently there and has been  
00:32:15 --> 00:32:19: historically and just because you see diversity doesn't mean  
00:32:19 --> 00:32:21: you  
00:32:19 --> 00:32:21: don't have racism present,  
00:32:21 --> 00:32:24: so that's something I think that we're all talking about  
00:32:24 --> 00:32:27: a lot these days and something we have to keep  
00:32:27 --> 00:32:30: in mind as it relates to development and release to  
00:32:30 --> 00:32:33: this historic, systemic problem that we've had back to the  
00:32:33 --> 00:32:36: Q&A we often talk about land use discriminate.  
00:32:36 --> 00:32:40: This is. I'm just throw this out whoever wants to  
00:32:40 --> 00:32:40: grab it can.  
00:32:40 --> 00:32:44: We often talk about land use discrimination in the past  
00:32:44 --> 00:32:44: tense.  
00:32:44 --> 00:32:47: What do you think? Are real estate behaviors that are  
00:32:47 --> 00:32:49: the redlining of today?  
00:32:57 --> 00:33:00: Well, I'll just jump in real quick.  
00:33:00 --> 00:33:03: I think that.  
00:33:03 --> 00:33:08: There is a lot of concern about.  
00:33:10 --> 00:33:14: Whether or not certain areas in Kansas City,  
00:33:14 --> 00:33:16: Mo, for example, are done.  
00:33:16 --> 00:33:23: You know they've had a number of incentivized projects.  
00:33:23 --> 00:33:27: The thought is that. That area is now kind of  
00:33:27 --> 00:33:33: organically attractive to further development and so projects  
00:33:33 --> 00:33:36: in that  
00:33:33 --> 00:33:36: area need to no longer be incentivized.  
00:33:36 --> 00:33:42: An incentive should be focused on areas that aren't  
00:33:43 --> 00:33:45: organically  
00:33:43 --> 00:33:45: attractive to developers.  
00:33:45 --> 00:33:48: You know, I think that there there is,  
00:33:48 --> 00:33:50: you know true to that,  
00:33:50 --> 00:33:54: but that truth needs to be kind of like quantified,  
00:33:54 --> 00:33:57: and that that's where the disconnect is.  
00:33:57 --> 00:34:00: I don't know if it's there's a lack of appreciation  
00:34:00 --> 00:34:05: or willingness to really do some analysis to figure out,  
00:34:05 --> 00:34:07: like 'cause. To me, it seems like.  
00:34:09 --> 00:34:13: There would be data to support whether or not you  
00:34:13 --> 00:34:17: know there's significant traction and area in terms of  
00:34:17 --> 00:34:21: development.  
00:34:17 --> 00:34:21: You know the number of dollars that have already been

00:34:21 --> 00:34:22: put into infrastructure,  
00:34:22 --> 00:34:26: the number of housing units that have been built,  
00:34:26 --> 00:34:28: you know there in a hotel,  
00:34:28 --> 00:34:29: keys in the area, you know.  
00:34:29 --> 00:34:34: When do we stop? In an focus our our efforts  
00:34:34 --> 00:34:35: elsewhere,  
00:34:35 --> 00:34:40: I think that that will be very helpful in.  
00:34:40 --> 00:34:45: A more equitable apportionment of dollars throughout the  
city,  
00:34:45 --> 00:34:48: for example.  
00:34:48 --> 00:34:51: I don't know, I I know that I saw Rachel  
00:34:51 --> 00:34:53: was eager to speak to so.  
00:34:53 --> 00:34:56: Rachel, I think that one of the ways that we  
00:34:56 --> 00:34:59: can we see this play out is in terms of  
00:34:59 --> 00:35:01: where money is invested.  
00:35:01 --> 00:35:05: Kind of like what claim was saying specifically what came  
00:35:05 --> 00:35:08: to mind is the selection of the economic opportunity zones  
00:35:09 --> 00:35:10: in Kansas City,  
00:35:10 --> 00:35:11: KS in the Northeast area,  
00:35:11 --> 00:35:14: which you know arguably needs me.  
00:35:14 --> 00:35:17: The most economic opportunity was not selected.  
00:35:17 --> 00:35:20: And even the trying to figure out why that area  
00:35:20 --> 00:35:23: was not selected was like trying to go through a  
00:35:23 --> 00:35:26: maze and we heard many different reasons and there was  
00:35:26 --> 00:35:28: a lack of transparency around that.  
00:35:28 --> 00:35:31: And then we were told that was because of the  
00:35:31 --> 00:35:34: language that was brought down from the feds that had  
00:35:34 --> 00:35:37: to be projects that were like shovel ready type of  
00:35:37 --> 00:35:39: thing. And so I'm thinking here.  
00:35:39 --> 00:35:42: Well, what is the purpose of these funds then?  
00:35:42 --> 00:35:45: You know is it really to stimulate opportunities in areas  
00:35:45 --> 00:35:46: that don't have any?  
00:35:46 --> 00:35:51: You know, it's oftentimes. In the way that.  
00:35:51 --> 00:35:56: Funding opportunities or differences are worded that restrict  
communities like  
00:35:56 --> 00:35:59: ours from being able to access these resources.  
00:35:59 --> 00:36:02: It's the same thing in guy at Brenda nonprofit.  
00:36:02 --> 00:36:05: It's the same thing in the philanthropic,  
00:36:05 --> 00:36:10: philanthropic world, right? Oftentimes, you have to go  
through all  
00:36:10 --> 00:36:10: this,  
00:36:10 --> 00:36:14: or it's the way it's worded that doesn't allow smaller  
00:36:14 --> 00:36:19: organizations like mine or smaller grassroots community

outfits to access  
00:36:19 --> 00:36:21: those dollars in those resources.  
00:36:21 --> 00:36:24: So it's a similar type of restricting eligibility.  
00:36:24 --> 00:36:27: That I think was happening with redlining in the home  
00:36:27 --> 00:36:29: Owners Loan Corporation.  
00:36:29 --> 00:36:31: It's just a little more insidious.  
00:36:31 --> 00:36:34: But I'd like to. I'd like to piggyback on that  
00:36:34 --> 00:36:38: 'cause I was involved in the selection of the opportunity  
00:36:38 --> 00:36:39: zones in Kansas City,  
00:36:39 --> 00:36:43: Mo and we instead of looking at just the language  
00:36:43 --> 00:36:46: that came out of the current administration,  
00:36:46 --> 00:36:50: we kind of looked at the intent behind those that  
00:36:50 --> 00:36:52: proposed legislation to begin with.  
00:36:52 --> 00:36:55: Which was like Cory Booker,  
00:36:55 --> 00:37:00: an I think that the original intent of opportunity zones  
00:37:00 --> 00:37:04: was for a much more equitable outcome in for investment  
00:37:05 --> 00:37:08: in communities that have not seen investment.  
00:37:08 --> 00:37:11: It wasn't just to, you know,  
00:37:11 --> 00:37:14: another incentive for area, you know,  
00:37:14 --> 00:37:18: for areas that are already prosperous,  
00:37:18 --> 00:37:22: and so we selected areas in our central city.  
00:37:22 --> 00:37:27: That we that aren't already being targeted by developers  
either.  
00:37:27 --> 00:37:31: There kind of like. And I hate to use the  
00:37:31 --> 00:37:31: word,  
00:37:31 --> 00:37:35: but they're not emerging 'cause that's the that's the wrong  
00:37:35 --> 00:37:35: word.  
00:37:35 --> 00:37:39: But there are areas where the development is not already  
00:37:39 --> 00:37:43: organically kind of occurring on like a large scale and  
00:37:43 --> 00:37:43: said you know,  
00:37:43 --> 00:37:46: opportunity zones were kind of like,  
00:37:46 --> 00:37:48: you know, is this a good thing?  
00:37:48 --> 00:37:50: Is it not? There's a big question mark,  
00:37:50 --> 00:37:53: but you know if you are going to get you  
00:37:53 --> 00:37:55: know these this capital gains treatment.  
00:37:55 --> 00:37:58: You're going to get it if you if you put  
00:37:58 --> 00:38:00: your money in these areas.  
00:38:00 --> 00:38:04: That an already getting money and and there were some  
00:38:04 --> 00:38:07: eyebrows raised and I think a lot of people who  
00:38:07 --> 00:38:10: thought that we took the wrong approach.  
00:38:10 --> 00:38:14: But the. This turned out to be the right approach,  
00:38:14 --> 00:38:17: and I think that there are a lot of folks

00:38:17 --> 00:38:20: in the nation who who who see it as.  
00:38:20 --> 00:38:24: You know really the approach that should have been taken.  
00:38:24 --> 00:38:28: I mean, you know, we're trying to attract investment in  
00:38:28 --> 00:38:30: areas that truly needed it,  
00:38:30 --> 00:38:33: but for that. You know it's it's not supposed to  
00:38:33 --> 00:38:38: be an opportunity to just further line pockets right and  
00:38:38 --> 00:38:39: and there again.  
00:38:39 --> 00:38:42: I think you have an example of the miles and  
00:38:42 --> 00:38:46: miles of road that exists between policy and people right  
00:38:46 --> 00:38:50: because you have a policy you have the intent.  
00:38:50 --> 00:38:52: And then that intent can be,  
00:38:52 --> 00:38:52: you know.  
00:38:54 --> 00:38:57: Infer different ways and kind of read into you different  
00:38:57 --> 00:39:00: ways and so can't see Missouri did it this way  
00:39:00 --> 00:39:01: other places did it this way,  
00:39:01 --> 00:39:03: but in the end there's so much of a gap  
00:39:03 --> 00:39:06: between the policy and the people you know in terms  
00:39:06 --> 00:39:09: of the processes that come from the policy and procedures,  
00:39:09 --> 00:39:12: and then who's enforcing those procedures and policies.  
00:39:12 --> 00:39:14: And are they doing it correctly?  
00:39:14 --> 00:39:16: That by the time it gets down to the people,  
00:39:16 --> 00:39:19: it could really be something completely different?  
00:39:19 --> 00:39:22: So yeah, we've it's interesting when we think about  
opportunity  
00:39:22 --> 00:39:23: zones.  
00:39:23 --> 00:39:26: One of the challenges that we've seen is.  
00:39:26 --> 00:39:29: It's been done differently City by city and how those  
00:39:29 --> 00:39:29: are selected,  
00:39:29 --> 00:39:32: and so it's not a local or regional incentive.  
00:39:32 --> 00:39:35: Usually what you're seeing is the zosi funds are at  
00:39:35 --> 00:39:36: a national level,  
00:39:36 --> 00:39:39: so they pick the cities where they think the best  
00:39:39 --> 00:39:40: projects can happen.  
00:39:40 --> 00:39:42: And when I say best projects,  
00:39:42 --> 00:39:46: typically it's performance based. It's not Randy debased and  
so  
00:39:46 --> 00:39:46: lens comes.  
00:39:46 --> 00:39:49: Then again, you know if you have that consistency of  
00:39:50 --> 00:39:51: how it was done to your point.  
00:39:51 --> 00:39:54: If you don't have that consistency of how the policy  
00:39:54 --> 00:39:57: was enacted or it was enacted at midnight before a  
00:39:57 --> 00:39:59: vote at 6:56 AM kind of stuff.  
00:39:59 --> 00:40:00: Then you don't have that.

00:40:00 --> 00:40:02: Connect all the way to the end result,  
00:40:02 --> 00:40:04: so that's a great point.  
00:40:04 --> 00:40:06: This has been a theme that's come up several times  
00:40:06 --> 00:40:08: during these conversations,  
00:40:08 --> 00:40:10: which is the lack of a lot of the policies  
00:40:10 --> 00:40:11: or practices.  
00:40:11 --> 00:40:13: It's A and I'll just loosely characterize it this way.  
00:40:13 --> 00:40:15: It's kind of thrown over the wall.  
00:40:15 --> 00:40:18: You know that to the next one that operates in  
00:40:18 --> 00:40:19: its own kind of silo.  
00:40:19 --> 00:40:22: And Diane, I know Kansas City is working on a  
00:40:22 --> 00:40:24: new comprehensive plan and I know you know one of  
00:40:25 --> 00:40:28: the things that we talked about previously is the ability  
00:40:28 --> 00:40:30: to tie some of these things together so we have  
00:40:30 --> 00:40:34: a more comprehensive view of instead of the project based.  
00:40:34 --> 00:40:36: Do you have what's overall good for the region or  
00:40:36 --> 00:40:37: what?  
00:40:37 --> 00:40:39: It's all good for the city and then in addition  
00:40:39 --> 00:40:40: to that,  
00:40:40 --> 00:40:42: how do you tie these processes together?  
00:40:42 --> 00:40:45: Is that something that's being contemplated in the plan?  
00:40:45 --> 00:40:47: Is how you how that happens,  
00:40:47 --> 00:40:50: right? So I, I think I capture what you said.  
00:40:50 --> 00:40:53: So, in the comprehensive plan right we're trying to look  
00:40:53 --> 00:40:55: at all the policies that have been developed to date  
00:40:55 --> 00:40:58: and also we are working with some of our adjacent  
00:40:58 --> 00:41:01: communities to try and look at how all the pieces  
00:41:01 --> 00:41:02: fit together.  
00:41:02 --> 00:41:03: But Yes, it's you know,  
00:41:03 --> 00:41:05: we're right now as a difficult time 'cause.  
00:41:05 --> 00:41:07: It's hard to get out to the community.  
00:41:07 --> 00:41:11: But as our original comprehensive plan was really community  
based  
00:41:11 --> 00:41:14: to rachels points really about getting that grassroots effort in  
00:41:14 --> 00:41:18: getting people included to where we're really hearing their  
voice.  
00:41:18 --> 00:41:20: We anticipate that this one will be the same.  
00:41:20 --> 00:41:24: As much as we can right now through the epidemic.  
00:41:24 --> 00:41:27: Alright, so I know this might be hard for everybody,  
00:41:27 --> 00:41:30: but I want to know you're in charge for a  
00:41:30 --> 00:41:30: day.  
00:41:30 --> 00:41:32: Whatever you say goes. No ifs,

00:41:32 --> 00:41:35: ands, or butts, so what's the one policy change,  
00:41:35 --> 00:41:38: regulation or practice? You would focus your energy on on  
00:41:38 --> 00:41:39: changing.  
00:41:44 --> 00:41:46: OK, so and I don't.  
00:41:46 --> 00:41:49: It doesn't have to be limited to like municipal policy,  
00:41:49 --> 00:41:52: right? It could be like corporate policy.  
00:41:52 --> 00:41:55: Could be any policy, yeah?  
00:41:55 --> 00:41:58: You know, I, I think that.  
00:41:58 --> 00:42:03: There are significant wealth building opportunities for.  
00:42:03 --> 00:42:07: Black people, communities of color in.  
00:42:07 --> 00:42:11: The procurement practices of.  
00:42:11 --> 00:42:20: Large businesses, corporations, and in greater intentionality  
around particularly larger  
00:42:21 --> 00:42:26: contracts to black owned minority owned businesses.  
00:42:26 --> 00:42:29: And you know that that trickles into,  
00:42:29 --> 00:42:32: even like you know, development projects,  
00:42:32 --> 00:42:34: and so you know incentives.  
00:42:34 --> 00:42:37: There's a relation there in in the you know the  
00:42:37 --> 00:42:37: team,  
00:42:37 --> 00:42:42: whether it's on the professional services side or the  
construction  
00:42:42 --> 00:42:43: services side.  
00:42:43 --> 00:42:47: Like you know the ewb goals.  
00:42:47 --> 00:42:50: Need to be stressed.  
00:42:50 --> 00:42:56: A great deal, but then even on infrastructure projects for  
00:42:56 --> 00:42:59: the city and need to not be around.  
00:42:59 --> 00:43:06: Awarding contracts to minority owned businesses there an  
an you  
00:43:07 --> 00:43:10: know dialing it back even further.  
00:43:10 --> 00:43:15: Providing capital to these businesses so that they can,  
00:43:15 --> 00:43:18: you know, not only be established,  
00:43:18 --> 00:43:22: but but scale and have you know the resources at  
00:43:22 --> 00:43:27: hand to be competitive for these sorts of projects,  
00:43:27 --> 00:43:29: but you know, in addition to,  
00:43:29 --> 00:43:35: I think procurement and contract ING practices.  
00:43:35 --> 00:43:39: Both you know for profit you know government nonprofit,  
00:43:39 --> 00:43:44: what have you is also the use of Community Reinvestment  
00:43:44 --> 00:43:45: Act dollars.  
00:43:45 --> 00:43:48: I think they need to be re explored and put  
00:43:48 --> 00:43:49: to better use.  
00:43:49 --> 00:43:54: I know that there are models out there for how  
00:43:54 --> 00:43:59: to use these dollars to build wealth in communities.  
00:43:59 --> 00:44:02: There's significant room for improvement there,



00:44:02 --> 00:44:06: and so I know that the federal government was considering  
00:44:07 --> 00:44:11: legislation this past session to purportedly to do exactly that.  
00:44:11 --> 00:44:15: But you know how things get kind of watered down  
00:44:15 --> 00:44:16: in the process,  
00:44:16 --> 00:44:19: but you know, I think that that's an area that  
00:44:19 --> 00:44:23: deserves some some focus and some improving to create  
00:44:23 --> 00:44:26: some  
00:44:23 --> 00:44:26: wealth building opportunities.  
00:44:28 --> 00:44:31: I think from a more zone traditional zoning standpoint,  
00:44:31 --> 00:44:34: what I would love to see and we've identified,  
00:44:34 --> 00:44:37: I think, and and hope that we gained some support  
00:44:37 --> 00:44:40: for is really in that zoning categories to to uncouple  
00:44:40 --> 00:44:43: the building types from the lot and building standards,  
00:44:43 --> 00:44:47: and from the zoning categories which would allow us to  
00:44:47 --> 00:44:49: go back to those portions of the city and natural,  
00:44:49 --> 00:44:52: the ones that were kind of more organically done,  
00:44:52 --> 00:44:56: where you have single family that's mixed with duplexes that  
00:44:56 --> 00:44:58: are mixed with your six Plex is.  
00:44:58 --> 00:45:01: So you can get again variety of building types all  
00:45:01 --> 00:45:02: in the same areas,  
00:45:02 --> 00:45:05: so that again you can start to build your way  
00:45:05 --> 00:45:05: up.  
00:45:05 --> 00:45:08: I think from a personal wealth standpoint,  
00:45:08 --> 00:45:11: maybe starting in an apartment and being able to get  
00:45:11 --> 00:45:13: to the duplex to the other and still say stay  
00:45:13 --> 00:45:15: in your neighborhood.  
00:45:17 --> 00:45:20: Um? I would say for me it's going to be  
00:45:20 --> 00:45:21: too sorry.  
00:45:21 --> 00:45:26: I can't seem to answer the question straight so.  
00:45:26 --> 00:45:29: I think any policy that allows for shared ownership.  
00:45:29 --> 00:45:31: So for instance, here in Kansas City,  
00:45:31 --> 00:45:34: KS we had a policy that was passed a couple  
00:45:34 --> 00:45:36: years ago where you could put it in effect,  
00:45:36 --> 00:45:40: disallowed to libraries where you couldn't have them on like  
00:45:40 --> 00:45:42: a vacant lot even if you own the law and  
00:45:42 --> 00:45:44: was a paved surface,  
00:45:44 --> 00:45:47: was no longer allowable, so that decreases the ability of  
00:45:47 --> 00:45:51: communities to have shared ownership over tools over  
00:45:51 --> 00:45:55: different types  
00:45:51 --> 00:45:55: of materials that will allow them to improve their conditions  
00:45:55 --> 00:45:58: immediately. Now everybody has to buy a lawnmower and  
00:45:58 --> 00:46:00: they  
00:45:58 --> 00:46:00: don't have that shared space,

00:46:00 --> 00:46:03: so I'd say that's like a very seemingly small thing  
00:46:03 --> 00:46:06: that affects how people can actually build their own wealth.  
00:46:06 --> 00:46:09: Because now maybe they have to go to a third  
00:46:09 --> 00:46:12: party contractor instead of being able to do something  
themselves.  
00:46:12 --> 00:46:15: So I think that's a very small one that has,  
00:46:15 --> 00:46:19: you know, magnified consequences. I would also say land,  
00:46:19 --> 00:46:21: land ownership and land sovereignty.  
00:46:21 --> 00:46:25: Unfortunately, our community oftentimes has to go through  
even larger  
00:46:25 --> 00:46:29: hurdles that then a developer to gain access to land  
00:46:29 --> 00:46:32: for potential projects that they may have that they may  
00:46:32 --> 00:46:36: have all the credentials and support and other different  
agencies  
00:46:36 --> 00:46:37: behind them.  
00:46:37 --> 00:46:40: But for some reason they're still asked to do a  
00:46:40 --> 00:46:43: lease where developers is given the land.  
00:46:43 --> 00:46:46: And then third, I think any type of policies that  
00:46:46 --> 00:46:50: are approved that are going to prevent the negative  
consequences  
00:46:50 --> 00:46:51: of gentrification.  
00:46:51 --> 00:46:54: So with our projects like the Heritage Trail in Northeast  
00:46:54 --> 00:46:55: Grocers Project,  
00:46:55 --> 00:46:59: we're very aware that we're trying to build something that  
00:46:59 --> 00:47:02: eventually may also have negative consequences in terms of  
other  
00:47:02 --> 00:47:05: interested parties coming into our area,  
00:47:05 --> 00:47:08: seeing were built and wanting to capitalize off of that,  
00:47:08 --> 00:47:11: and therefore possibly pushing some of our members of the  
00:47:11 --> 00:47:13: community who we've been working.  
00:47:13 --> 00:47:16: You know, improve their quality life out of the very  
00:47:16 --> 00:47:18: area in which we've been working,  
00:47:18 --> 00:47:21: and we've seen this happen within Rosedale quite a bit,  
00:47:21 --> 00:47:24: actually. And it's one of their MBR's major concerns.  
00:47:24 --> 00:47:27: And so, how do we prevent the negative consequences of  
00:47:27 --> 00:47:28: gentrification?  
00:47:28 --> 00:47:29: We all want to have you know,  
00:47:29 --> 00:47:32: vibrant communities with new residents coming in,  
00:47:32 --> 00:47:34: but we want to ensure that some of our that  
00:47:34 --> 00:47:36: our residents are able to stay right,  
00:47:36 --> 00:47:40: especially since they just stayed despite the lack of  
investment  
00:47:40 --> 00:47:44: and disinvestment over the decades while others were

fleeing the  
00:47:44 --> 00:47:44: area.  
00:47:44 --> 00:47:46: And I think there's a slew of policies that that  
00:47:47 --> 00:47:50: help prevent that type of thing from happening makes a  
00:47:50 --> 00:47:51: seawall in charge.  
00:47:51 --> 00:47:53: 'cause you've got quite a platform quite a set of  
00:47:53 --> 00:47:54: issues,  
00:47:54 --> 00:47:56: so that's a wrap on this week's conversation.  
00:47:56 --> 00:47:58: Some housekeeping items really quick.  
00:47:58 --> 00:48:01: Don't forget, these conversations are recorded.  
00:48:01 --> 00:48:04: You can go to [kansascity.uli.org](http://kansascity.uli.org) right there on the home  
00:48:04 --> 00:48:07: page is a banner that talks about these webinars that  
00:48:07 --> 00:48:08: we're doing,  
00:48:08 --> 00:48:11: and you can get access to the recordings from previous  
00:48:11 --> 00:48:11: sessions.  
00:48:11 --> 00:48:14: Also, be on the lookout for you attended today.  
00:48:14 --> 00:48:15: Be on the lookout for and.  
00:48:15 --> 00:48:18: Email follow up For more information on today's topic.  
00:48:18 --> 00:48:21: Additional resources to go a little further than the 45  
00:48:21 --> 00:48:23: minutes that we spent on these conversations,  
00:48:23 --> 00:48:24: and then a quick reminder.  
00:48:24 --> 00:48:27: Join us for Coffee Connect tomorrow morning at 8:30.  
00:48:27 --> 00:48:29: Zoom Info is on the website.  
00:48:29 --> 00:48:30: We are trying something new,  
00:48:30 --> 00:48:32: hopefully a few of our guests from today can join  
00:48:32 --> 00:48:34: us for Coffee Connect.  
00:48:34 --> 00:48:36: We had a great conversation last week last Friday and  
00:48:36 --> 00:48:38: talk about incentives as a follow up,  
00:48:38 --> 00:48:40: it was extremely engaging and fantastic.  
00:48:40 --> 00:48:43: Follow up so please join us for Coffee Connect and  
00:48:43 --> 00:48:44: then don't forget next Thursday,  
00:48:44 --> 00:48:47: July 2nd. We're having the regional conversation where.  
00:48:47 --> 00:48:50: Oklahoma City and Memphis. Or join the Kansas City  
representative  
00:48:50 --> 00:48:53: to talk about equitable development and how they see things  
00:48:53 --> 00:48:54: in their region.  
00:48:54 --> 00:48:55: Thank you to our panelists.  
00:48:55 --> 00:48:56: Thank you, Rachel. Thank you,  
00:48:56 --> 00:48:58: McLean, thank you, Diane, for being here.  
00:48:58 --> 00:49:00: I appreciate it. Thank you to the UI team for  
00:49:00 --> 00:49:02: making this happen and most importantly,  
00:49:02 --> 00:49:03: thank you all for being part of this.

---

*This video transcript has been machine-generated, so it may not be accurate. It is for personal use only. Reproduction or use without written permission is prohibited. If you have a correction or for permission inquiries, please contact [\[email protected\]](#).*