

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

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