

Quality of Life Plan Update

2009-2014

Ivanhoe Northwest Community

The Ivanhoe neighborhood in central Kansas City, Mo., is characteristic of the good and bad in our urban neighborhoods. Bounded by Linwood on the north and 39th Street on the south, Woodland on the east to Flora on the west, the neighborhood is close to parks, museums and key city assets. Ivanhoe has a strong neighborhood association and strong leadership through nonprofit agencies, and it has developed a good track record of achievement in housing and community organization. The neighborhood is made up of bungalows and shirtwaist houses that were built in the 1920s and 1930s and has numerous colonnade style apartments. It is anchored by two commercial corridors, Prospect Avenue and 39th Street, which receive heavy traffic. However, the neighborhood has suffered significant blight and high vacancy. Only about 50% of the homes are owner-occupied and there are many vacant land parcels. The commercial district is particularly bleak with almost no ability for residents to shop for household items.

In the original Quality of Life Plan, Ivanhoe neighborhood residents were primarily



interested in new housing production on vacant lots and commercial corridor revitalization. As part of that plan, Greater Kansas City LISC, in partnership with the Land Clearance Redevelopment Authority, assisted the neighborhood association in completing a market study for the 39th and Prospect corridor. The study showed that there was significant "leakage," or money spent by residents outside of their commercial corridor, and that there is opportunity for grocery and other retail shopping in the area, if the right mix of businesses is present to attract consumers.

Ivanhoe Northwest Community

Ivanhoe has a strong neighborhood association, strong leadership and a track record of achievement in housing and community organization.



Ivanhoe youth participate in the Academy of Opportunity during the summer months where they learn entrepreneurial and business skills. Recent graduates Moneshia Clayborn (left) and Jocilynn Williams (right) started a screen printing business.



The Ivanhoe neighborhood hopes to complete 50 minor home repairs and 75 weatherization projects over the next five years.

A plan to redevelop the empty Horace Mann School into affordable housing has met several snags including the lack of an award of tax credits and contention over project control by two developers. Also, the neighborhood association had planned to purchase 166 lots from the city to provide youth job training and eventual redevelopment. This plan proved risky as costs for mowing and property liability were excessive. A program to engage youth through the Front Porch Alliance's Academy of Opportunity has met tremendous success and will continue to be supported under the new plan.

The updated Quality of Life Plan for Ivanhoe keeps many elements that contribute to neighborhood health but it has changed in regard to emphasis. Residents are particularly interested in making their neighborhood more attractive to new residents through reducing crime in the area, particularly a zero tolerance for drug trafficking and a focus on lowering violent crime. They are aware that the reputation of the Kansas City, Missouri Public School District is poor and as a result they would like to work on changing the school board. Realistically, they feel that improving one Ivanhoe school is more workable

and could attract new residents to the neighborhood.

They also want strong programs that engage youth in productive activity and a new youth center to provide an educational and recreational facility, as well as a place to hold job training.

Other goals include improving residents' access to good grocery stores and other retail, and job training for residents and youth. In terms of housing, they recognize that their neighborhood has been hit very hard by foreclosures and that vacancy rates are on the rise. Their previous strategy of buying vacant lots and abandoned homes from the city's land trust proved too costly. They altered the plan to focus on expanding weatherization and minor home repair programs, along with strategically placed new homes. They want lots cleaned and mowed by the city on a regular basis and new sidewalks and curbs throughout the neighborhood. A plan to develop new pocket parks and redevelop existing park space was discussed but, as there was no immediate thought to who might be able to accomplish this goal, the idea was left out of the final plan but will continue to be worked on by the group.

The Quality of Life Plan Priorities: Ivanhoe Northwest

CRIME AND SAFETY

WHAT: Increase the perception of Ivanhoe as a low-crime neighborhood and have data that backs up that perception.

WHO: Front Porch Alliance, Greater Kansas City LISC, Kansas City Missouri Police Department, residents

WHEN: By 12/31/2011

WHERE: Northwest Ivanhoe

HOW:

- Engage a community police officer with the Front Porch Alliance to target specific blocks and to have visible crime watches.
- Engage a community organizer at the Front Porch Alliance for better communication among neighbors.
- Work to abate drug issues by working with residents, the Front Porch Alliance and community police officers to identify possible drug houses.
- Conduct a resident survey on the perception of neighborhood safety in January 2010 and then again in December of each year.

OUTCOME:

- Ivanhoe Northwest will be a drug-free zone. Drug arrests may increase temporarily due to increased enforcement but will decrease by 7% by 2011.
- There will be a yearly increase (5% is target) in attendance at resident meetings held by the Front Porch Alliance.
- Drive-by shootings decrease by 20% by 2011.
- 10 Neighborhood Block Watch areas established each year, for a total of 20 blocks per year.
- Via survey, residents report an increased positive perception of Ivanhoe Northwest as a low crime neighborhood.

YOUTH

WHAT: Build a new youth facility to serve the entire Ivanhoe neighborhood. Have active programs for recreation, education and job development.

WHO: Front Porch Alliance, Full Employment Council, YouthBuild

WHEN: By 12/31/2014

WHERE: Ivanhoe

HOW:

- Acquire a site for a new public building.
- Obtain financing, including loans and grants, to make the project feasible.
- Hire a project developer.
- Develop the project and open the center.

- Design new programs for youth ages 5-18 that operate out of the center from 8:00 a.m. to 10:00 p.m.
- Provide youth mentoring.
- Have the Full Employment Council operate a job training and placement program out of the center.
- Engage YouthBuild as a partner in obtaining GEDs for resident youth and providing construction job opportunities.
- Offer the Academy of Opportunity youth entrepreneurial training program annually.

OUTCOME:

- New Youth Activity Center opens in 2014 and will service, on average, 25 youth per day.
- 80% of youth who attend the center on a regular basis will neither be arrested for a crime nor will they drop out of school.
- Ten youth are placed in part-time vocational employment by 12/31/2014.
- Average of 55 students participate in Academy of Opportunity each year.

EDUCATION

WHAT: Increase parent involvement with schools. Increase the number of students in the district. Improve individual schools and teacher performance to attract new families.

WHO: Franklin Elementary School

WHEN: By 12/31/2014

WHERE: Ivanhoe Northwest

HOW:

- Provide after school math and reading tutoring programs.
- Organize parents to walk children to school and educate parents on neighborhood issues by holding monthly student/parent meetings.
- Apply for a direct education improvement grant nationally for Franklin Elementary School.

OUTCOME:

- 14 service-learning projects are implemented with a total of 210 students involved.
- Better test scores at Franklin Elementary than at other urban schools.
- Children coming out of Franklin Elementary have a reading and math level equivalent to their grade expectation.
- Incidents of crime around the school decrease 5% annually.

The Quality of Life Plan Priorities: Ivanhoe Northwest cont.

PHYSICAL REDEVELOPMENT

WHAT: Ivanhoe Northwest will have active minor home repair and weatherization programs. Homes in foreclosure will be acquired, rehabilitated and resold through the City's NSP program. New homes will be built in strategic locations. Infrastructure including curbs and sidewalks will be replaced. Additional residents will choose to live in the Ivanhoe Northwest neighborhood.

WHO: Front Porch Alliance, City of Kansas City, Mo., Swope Community Builders, Prairie Dog Development Company, Neighborhood Housing Services, Habitat for Humanity

WHEN: By 12/31/2014

WHERE: Ivanhoe Northwest

HOW:

- Acquire, rehab and sell three homes per year.
- Build and sell two new homes per year.
- Complete three minor home repairs and three weatherization projects each year.
- Complete three blocks of new infrastructure each year (total of 15).
- Home buyer education programs are in place by 2011.

OUTCOME:

- No net loss of homeownership.
- A total of 25 homes sold (newly constructed or acquisition/rehab).
- Two families access down payment assistance by 2012.
- 10 low-income families obtain mortgages.
- 30 homes benefit from minor home repairs or weatherization improvements.
- 15 blocks receive curb and sidewalk improvements.

ECONOMIC DEVELOPMENT

WHAT: Increased access to high quality shopping. A new grocery store is open. Adult workforce training for green jobs will be available.

WHO: Full Employment Council (FEC), Mid-America Regional Council, Kansas City Area Transportation Authority (ATA), Front Porch Alliance

WHEN: By 12/31/2011

WHERE: Ivanhoe commercial corridors of 39th Street and Prospect Avenue.

HOW:

- Work with the ATA to secure bus rapid transit directly from 39th and Prospect to the Brush Creek Sun Fresh Market.
- An in-process ALDI's will be open.
- Implement a workforce training program at the Front Porch Alliance in partnership with FEC and others.

OUTCOME:

- 20 individuals participate in workforce development program.
- Place six people in full-time jobs
- Employment rate increases 5% annually beginning in 2011.
- Tax base increases 3% annually beginning in 2011.



For information on how you can invest in Ivanhoe's rebirth, contact us today:

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