

# NORTHLAND NEIGHBORHOODS NEWS

## U.S. KIT SENATOR BOND OFFICIATES AT SMART LAUNCH



Senator Kit Bond joined more than 50 community leaders, city and federal officials October 13 at Northland Neighborhoods to launch the Sustainable Maintenance and Renewal Today (SMART) program.

“This program is about home repair, home ownership, sustainability and, most important, about people,” said Bond. “The SMART program is about neighbor helping neighbor to achieve and maintain the American Dream.”

**“The SMART program is about neighbor helping neighbor to achieve and maintain the American Dream.”**

Administered by NNI, SMART will provide for approximately 180 home repairs, targeted to the Sunset-Dixon, Crestview, Walnut Ridge, Russell Manor neighborhoods in Kansas City, and the Stormy Acres and Evanston Place neighborhoods in Gladstone. More than 130 applications for the home repair grants have been filed with NNI.

The program is closely modeled after the Chouteau Housing and Maintenance Program (CHAMP). Residents of the target neighborhoods may qualify for the \$4,500 home repair grants if they own their own home and provide proof of income and meet income guidelines. For more information about the SMART program, contact Christy Harris or James Cianciaruso at NNI, 454-2000.



*U.S. Senator Kit Bond speaks at October 13 SMART launch.*

### INSIDE THIS ISSUE:

- Circle of Caring..... 2
- Curfew Ordinance..... 3
- Neighborhood Clips ..... 4
- Legislative Dinner ..... 5
- Hunger Summit ..... 5
- Focus on Health ..... 5
- 2<sup>nd</sup> Annual Food Drive..... 6
- Membership Renewals..... 7
- Jump on the Bandwagon..... 8
- Perspectives..... 9
- Chaumiere Place Progress.... 11
- Dates to remember ..... Back



## SPOTLIGHT ON VOLUNTEERISM By Reta Jo Mitchell

*I'm wearing secondhand clothes,  
Secondhand clothes;  
That's why they call me  
'Secondhand Rose'...*



-Sung by Broadway's Fanny Brice

### THE CIRCLE OF CARING

**H**ow far we have come from the days when "rummage" sales and hand-me-downs were a social embarrassment! As Clay County Clothes Closet Director Betty Shore puts it: "The stigma attached to wearing used things has diminished in this era of thrift stores and garage sales."

For 46 years, the Closet has collected, spruced-up, then donated used wearables to families affected by job loss, fires or natural disasters. This all-volunteer organization has propelled recycling and reusing into an inspiring example of "the circle of caring."

For 23 years, the Nearly New Shop's 50-plus volunteers have been processing donated clothing, housewares and décor items, selling them, and giving the money away. This

year, 36 Northland charities were recipients, among them the Clothes Closet which used the money to buy new outfits for little kids.

Often, when a home is closed out, its contents find new life on the Nearly New shelves. And, when sick children were evacuated from New Orleans to Kansas City's Children's Mercy Hospital, never-used teddy bears from those shelves awaited their hugs.

**“Whatever the need, you’ll find Northlanders there, And living the creed: ‘It’s our nature to care.’”**

Avondale United Methodist Church shut down their planned auction and gave everything in it to eight families displaced by Hurricane Katrina. Those families were settled without initial rent charge in the Vienna Square Apartments. There, they were greeted by a caravan of 17 ve-

hicles laden with "anything needed to start up a home," said church member Marylyn Wheeler. A bounty of food was also dropped off by a food pantry (one of the 11 operating in the Northland.)

Eventually, permanent homes will be constructed for some hurricane victims, thanks to Habitat for Humanity and its partner, Habitat Restore. This supply depot receives donated leftover or recycled building materials, sells them at bargain prices, and donates the proceeds to Habitat for Humanity. In its first five years,

Kansas City's Restore has saved natural resources like trees and oil, while generating \$450,000 and keeping 4,000 tons of waste out of our landfills.

(See *Circle* continued on page 3)



*The show window at Nearly New is dressed for fall.*

## CIRCLE

(continued from page 2)

At our area's Goodwill Store, I watched homeless men who were earning a few dollars, volunteers, and special needs adults all pitching in to sort and price a wealth of donations. Goodwill is a perfect volunteer spot for retirees

with expertise in areas like antiques and electrical goods. A special example of the circle of caring is the "Prom Dress Episode." When the May, 2003, tornado destroyed the homes, and prom dresses, of several Winnetonka High School girls, six other high schools donated gowns and

accessories, WHS teachers set up a free alteration shop, and the extra dresses were sold to raise money for other tornado victims.

Sometimes caring for others is as close as a front yard. In my neighborhood, a bicycle was recently tossed out for the Big Item Pickup, but it didn't go to the landfill. Instead, it was worked over, and a little boy who recently lost his father in a tragic accident now has his first bike.

Whether as volunteers, donors, or both, our area's benevolent circle has many, many members. Happily, I can say that:

Whatever the need, you'll find  
Northlanders there,  
And living the creed: 'It's our  
nature to care.'

(For information on charitable organizations, consult the Mid-America Regional Council at [www.marc.org](http://www.marc.org))



## PARENT ALERT: KANSAS CITY HAS A CURFEW LAW

Under Kansas City's curfew law (Ordinance No. 50.237), it is unlawful for any person under age 18 to loiter, wander, stroll or play in public streets, parks, public buildings, and other public places 11 p.m. to 6 a.m. Sunday through Thursday and Midnight to 6 a.m. Friday through Saturday unless supervised by an adult. The adult must have lawful authority to be at such places during the curfew hours. Parents are urged to cooperate with police if their child violates the curfew.



## NEIGHBORHOOD CLIPS

### ***Connections:*** **Speakers set for November and January meetings; no meeting in December**

On November 8, 6:30 p.m. at NNI, **Todd Ashby**, Assistant Director of Transportation for the Mid America Regional Council (MARC), will present *Transportation Outlook 2030*. It describes how the region will manage, operate and invest in its multimodal transportation system over the next three decades. Transportation planning is crucial to the future of the Northland. **Tom Cranshaw**, executive director of Tri-County Mental Health Services will speak on January 10, 2006, at 6:30 p.m. Cranshaw will outline the programs and services offered by Tri-County, and provide some insights on how recent federal and state budget cuts are impacting on Northland residents. **Due to the holidays, there will be no *Connections* meeting in December.** *Connections* meetings are held on the second Tuesday of each month, at 6:30 p.m. at NNI. The meetings update neighborhood leaders on issues and programs affecting neighborhoods, the city and the region.



### **Meet Your Councilpersons meeting cancelled for December**

The month of December is filled with numerous holiday events. Recognizing the heavy time commitment faced by our City Council representatives, NNI cancelled the meetings in October and December that are normally held on the 4th Monday of the month at 6 p.m. Meetings will resume in January 2006.

### **Flu shots at NNI**

The Clay County Health Department will provide flu shots at NNI November 9, from 9 to 11 a.m. Guard yourself from unpleasant—and sometimes dangerous—bouts with seasonal flu. Charge is \$15 for non-Medicare or Medicaid cardholders.

### **Second public North Oak Corridor workshop set for November 15**

The second in a series of public workshops for the North Oak Corridor Plan is scheduled for November 15, 6-8 p.m. at Harmony Vineyards (formerly Northland Cathedral), near Vivion and North Oak. The public workshops are an opportunity to be updated on the corridor project and to actually participate in the planning process. Key issues identified at the September 29 workshop:

- Commercial development should not encroach on residential
- Concern over excessive number of 24-hour “night life” businesses
- Infrastructure/traffic concerns for North Oak Trafficway
- More green in the streetscape
- Eminent domain
- More pedestrian accessibility
- Urban design
- South of Vivion should be considered the primary target for redevelopment



## NNI CO-HOSTS DINNER FOR STATE LEGISLATORS



*Councilwoman Deb Hermann (left) catches State Representative Trent Skaggs for some one-on-one conversation at the October 19 Legislative Dinner at NNI.*

At the request of Northland City Councilpersons Deb Hermann and Bill Skaggs, Northland Neighborhoods co-hosted an October 19 dinner for Northland State legislators, City Council representatives, community leaders and City staff. Mayor Kay Barnes welcomed the 24 persons who attended the dinner. Councilpersons Bill Skaggs and Bonnie Sue Cooper, both former State representatives, introduced the agenda. Skaggs told the group they should regard NNI as a clearinghouse for City or State issues involving neighborhoods. Agenda items included the proposed State Supplemental TIF for the Antioch Mall Redevelopment, the North Oak Corridor Plan, the Chouteau Trafficway Realignment, the Paseo River Crossing, economic development implications of KCI and NAFTA, the Columbus Park MODOT storage facility relocation, and Missouri's current review of State statutes on Tax Increment Financing (TIF) and eminent domain. State representatives Jerry Nolte, Ryan Silvey and Trent Skaggs said they appreciated the opportunity to exchange information and viewpoints with the group. All those present pledged to maintain communication on a regular basis.

## NNI PARTICIPATES IN HUNGER SUMMIT

NNI Board President Mike Lewis and Executive Director Jim Rice participated in the Northland Hunger Summit October 6 at North Cross United Methodist Church. Lewis and Rice told the approximately 50 attendees that in 2003, 10.6 % of those living in Kansas City North lived below the poverty level, 39 percent of area school children qualified for free or assisted lunches (the figure is between 50 and 73 percent in the area south of Vivion Road), and that senior citizens must sometimes choose between food and prescription drugs. The general economy combined with state and federal social service cutbacks will produce increasing levels of poverty in the coming months. NNI is seeing evidence of this in its daily contacts with residents.

### NORTHLAND NEIGHBORHOODS

#### *Board of Directors - Officers*

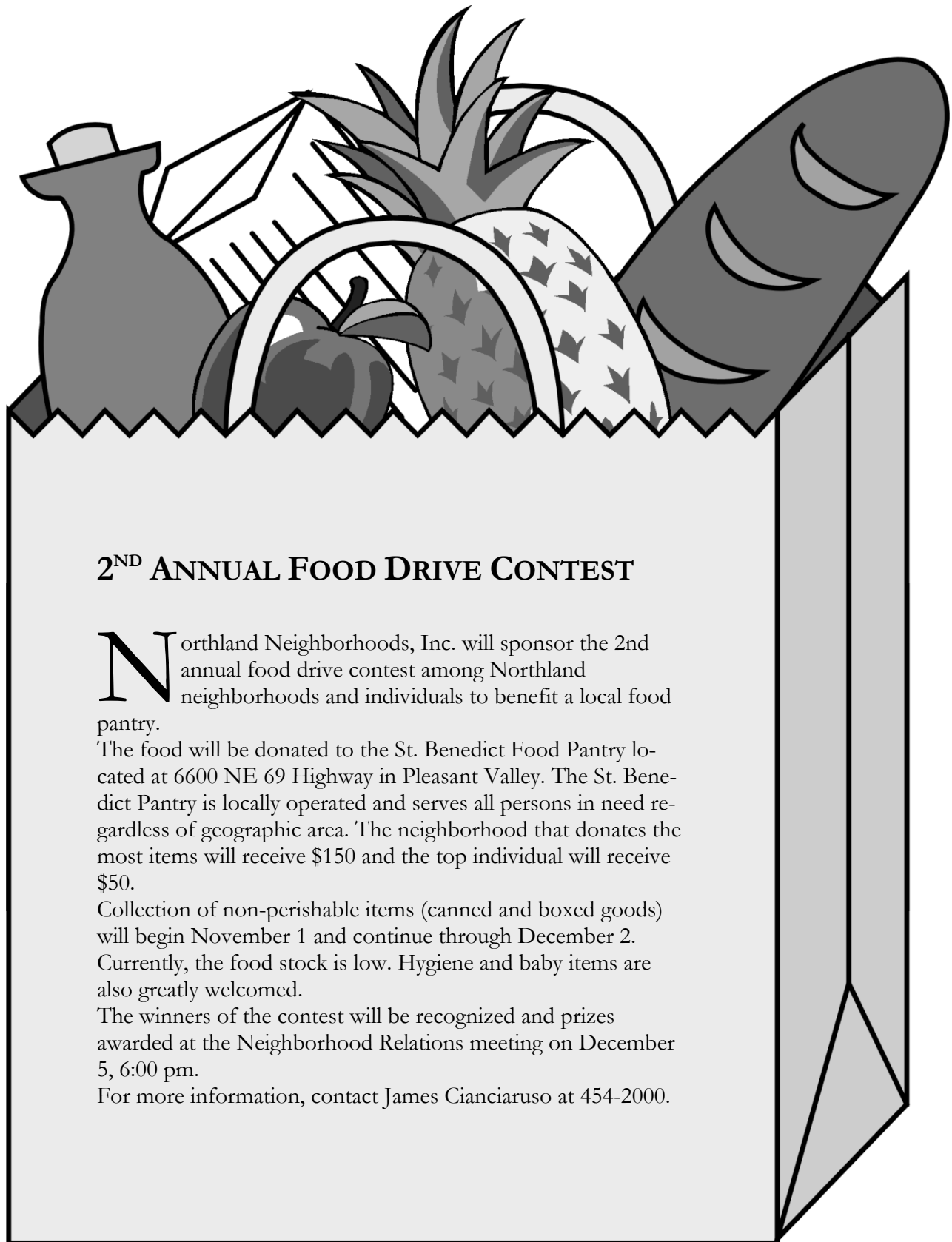
Mike Lewis	President
Mary Jo Burton	Vice President
Kay Fugate	Secretary
Tom Schweitzer	Treasurer

#### *Full-Time Staff*

Jim Rice	Executive Director
Christy Harris	Director of Operations
James Cianciaruso	Director of Planning & Development
Janet Shaffer	Program Coordinator

## NOVEMBER SENIORS MEETING TO FOCUS ON HEALTH

There will be no featured speaker at the November 9 senior seminar, but a lot will be going on. In addition to flu shots, there will be blood pressure checks courtesy of St. Luke's Hospital, and a representative will be available to answer questions about the Medicare D program for prescription drugs.



## 2<sup>ND</sup> ANNUAL FOOD DRIVE CONTEST

**N**orthland Neighborhoods, Inc. will sponsor the 2nd annual food drive contest among Northland neighborhoods and individuals to benefit a local food pantry.

The food will be donated to the St. Benedict Food Pantry located at 6600 NE 69 Highway in Pleasant Valley. The St. Benedict Pantry is locally operated and serves all persons in need regardless of geographic area. The neighborhood that donates the most items will receive \$150 and the top individual will receive \$50.

Collection of non-perishable items (canned and boxed goods) will begin November 1 and continue through December 2. Currently, the food stock is low. Hygiene and baby items are also greatly welcomed.

The winners of the contest will be recognized and prizes awarded at the Neighborhood Relations meeting on December 5, 6:00 pm.

For more information, contact James Cianciaruso at 454-2000.

## NNI SEEKS NEW AND RENEWAL MEMBER NEIGHBORHOODS

Only certified Members may vote at the Annual Meeting of NNI. The deadline for neighborhoods to be certified in time for the June 2006 Annual Meeting is May 2006. Certification is easy and free. For information on how to become a new or renewal Member, call Janet at 454-2000.

As of October 17, 2005, the following neighborhoods are NNI Members:

- 40-46 North Neighborhood and Crime Watch
- Amherst Neighborhood Association
- Auburn Hills Homeowners Association
- Barrington Ridge Homes Association
- Barry Harbor/Hunter's Ridge Neighborhood Association
- Beuhlmar Acres Neighborhood Association
- Beverly Manor Neighborhood Association
- Briarcliff Hills Neighborhood Association
- Briarcliff West Homeowners Association
- BridgePointe Homeowners Association
- Brittany Oaks Homes Association
- Brooke Ridge Homeowners Association
- Carriage Commons (Townhomes)
- Carriage Hill Estates Homeowners Association
- Cedar Ridge Homeowners Association
- Charleston Harbor Homes Association
- Chaumiere Neighborhood Association
- Chouteau Estates Neighborhood Association
- Claybrook Homes Association
- Claymont North Homeowners Association
- Colonial Square Homes Association, Inc.
- Cooley Highland Neighborhood Association
- Country Club Homeowners Association
- Country Downs Homeowners Association
- Coventry Homes Association
- Coves North Homeowners Association
- Crestview Neighborhood Association
- Davidson Neighborhood Association
- Dundee Hills Neighborhood Association
- Essex Place
- Foxwoods Neighborhood Association
- Gashland Heights Neighborhood Association
- Golden Oaks Neighborhood Association
- Gracemor Randolph Neighborhood Association
- Green Meadows Neighborhood Association
- Greenhaven Neighborhood Association
- Grey Oaks Homes Association, Inc.
- Highland Acres Neighborhood Association
- Highland Park Neighborhood Association
- Hills of Rockcreek Neighborhood Association
- Hills of Walden Homes Association
- Holiday Hills Neighborhood Association
- Jefferson Highlands Neighborhood Association
- Little Village Neighborhood Association
- Maple Park Neighborhood Association
- Maple Woods Estates Homeowners Association
- Meadowlane Homes Association
- Misty Woods Neighborhood Association
- New Mark First Pool Homeowners Association
- Northbrook Homes Association
- North Star Neighborhood Association
- Oak Hill Estates Association
- Old Maple Park Neighborhood Association
- Park Hill Homeowners Association
- Park Plaza Homes Association
- Patterson Highlands Neighborhood Association
- Pine Lake Homeowners Association
- Prather Hills Neighborhood Association
- Randolph Corners/Winchester Woods Neighborhood Association
- Ravenwood Neighborhood Association
- River Forest Neighborhood Association
- Searcy Creek Neighborhood Association
- South Oakwood Neighborhood Association
- Strathbury Woods Homeowners Association
- Stone Ridge Town Homes Association
- Sunnyslope Hills Neighborhood Association
- Sunpointe Neighborhood Association
- Sunset Dixon Neighborhood Association
- Sunset Hill Neighborhood Association
- Thistle Hill Homes Association
- Walnut Creek South Homes Association
- Walnut Ridge Homes Association
- Willow Brooke Homes Association
- Willow Woods Homes Association
- Willows Homes Association
- Winnwood/Sunnybrook Neighborhood Association

# JOIN THE BUSINESSES THAT HAVE CLIMBED ABOARD THE NNI BANDWAGON!

Applebee's  
 Argosy Casino  
 B & B Movie Theater  
 Balls Price Chopper  
 Bayer CropScience  
 Bed, Bath & Beyond  
 Bill Woods Ford  
 Bishops Family Restaurant  
 Blockbuster Antioch  
 Blockbuster Chouteau Crossings  
 Jim Bowers, Attorney  
 Ed Bradley, Liberty First Bank  
 Mike Burke, King Hershey  
 Mary Jo Burton  
 Virjean Burton  
 Chandelle Ross  
 Misty Dawn Casey

Contemporary Conversations  
 Group at North Cross United Methodist Church  
 Cracker Barrel  
 Earl May Nursery  
 Festival Foods Grocery  
 Kay Fugate, ReMax of Kansas City  
 George Cascone, Cascone's Restaurant  
 Lisa Gioia, CPA  
 Anita Gorman  
 Hall Family Foundation  
 Hardware Café  
 Hometown Buffet  
 Roberta Jones  
 Mike Hagen Electric, Inc.  
 Leona Moorman  
 Nancy's Cheesecakes

Nearly New Foundation  
 Outback Steakhouse  
 Papa Johns Pizza  
 Papa Murphy's Pizza  
 Pedcor/Crooked Creek Apts  
 Perkins  
 Pete and Mac's Pet Resort  
 Ponderosa – Worlds of Fun  
 Sandra L. Reeves  
 Jim Rice  
 R.T. Salsman Caterers  
 Ryan's Steak House  
 Saint Patrick's Catholic Church  
 SBC  
 Scimeca's Italian Market  
 Steamatic of Kansas City  
 Sunfresh Grocery Store  
 YMCA

- | Partnerships                                  |
|---|
| • City of Kansas City, Missouri               |
| • Cohen-Esrey Development                     |
| • Department of Housing and Urban Development |
| • Kansas City Police Department               |
| • Local Investment Support Corporation (LISC) |
| • North Kansas City School District           |
| • Northland Habitat                           |



Your contribution to NNI is tax-deductible. Please return the form below with your check to:

Northland Neighborhoods  
 5312 NE Chouteau Tfwy.  
 Kansas City, MO 64119



\_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Company  
 \_\_\_\_\_  
 Address  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_ E-mail address \_\_\_\_\_

*Include me on the NNI bandwagon!*

I want to sign up for:

- Basic Bandwagon \$100
- Deluxe Bandwagon \$200
- Premium Bandwagon \$300
- Other Amount \$ \_\_\_\_\_
- Please contact me about: \_\_\_\_\_

Method of Payment  Bill Me  
 Check enclosed

Please make checks payable to  
 Northland Neighborhoods, Inc.

\_\_\_\_\_  
 \_\_\_\_\_



## PERSPECTIVES:

### Housing Department meltdown sends neighborhoods into the deep freeze

BY JIM RICE, EXECUTIVE DIRECTOR NNI

**N**orthland Neighborhoods, Inc. (NNI) is one of about 13 community development corporations (CDCs) in the Kansas City metropolitan area... the only one in the Northland. During Kansas City's 18-month housing hibernation, NNI has been cut off from dollars for new housing, minor home repair and other federally funded neighborhood programs. The whole episode has shame written all over it: shame on those who let it happen in the first place and shame on those who let it go on and on and on.

The sorry saga began in June 2004, when City Manager Wayne Cauthen dismantled the housing department, citing "poor fiscal management, lack of oversight, and failure to follow HUD regulations." To follow up his dramatic move, Cauthen did...nothing. The department was simply dismantled. There was no reorganization, no new statement of mission and goals. Instead, Cauthen put all his housing eggs in one basket: a new housing administrator who was finally hired nine months after the dismantling.



During the nine-month limbo created by the disbanding of the former Department of Housing and Community Development, the housing program disintegrated. Staff were scattered to three separate City departments. These reassignments created predictable confusion and chaos. CDCs, which make up the City's affordable housing delivery system, were left to navigate this bureaucratic maze without a roadmap or even a tour guide.

**“The whole episode has shame written all over it: shame on those who let it happen in the first place and shame on those who let it go on and on and on.”**

”  
The City's fiscal year ended in April 2005, phantom consolidated plans and budgets were submitted and approved by the City Council, and the CDCs continued to muddle through, trying to make the best of a difficult and confusing situation. City Hall

remained silent. There was no feedback on the consolidated plans, no contracts issued, no real direction. The Neighborhood Development and Housing Committee, the City Council's primary policy oversight body for the housing program, was kept largely out-of-the-loop.

In April 2005, amid the chaos with the housing department dismantling, the City sued the Housing and Economic Development Financial Corporation (HEDFC), claiming that HEDFC had rebuked the City's effort to transition HEDFC's assets and technical assistance programs in an orderly fashion. HEDFC believed that they had made a good faith effort to settle the dispute by submitting an already completed transition plan.

All the while, the litigation and a series of hard-hitting investigative reports by the Kansas City *Star* distracted the City Council and the public from the core problem of a terribly impaired city housing organization. The HEDFC diversion was a classic case of the tail wagging the dog.

(see *Housing* continued on page 10)

## HOUSING

(continued from page 9)

Ultimately, a federal judge will have to decide which party was telling the truth. In the meantime, a court-appointed receiver is attempting, at great expense, to meet HEDFC's obligations in a fair and orderly manner. Many low-income families are doing what they have done all their lives: WAITING. They wait for affordable housing loans to be closed; they wait for houses and apartments to be built; they wait for minor home repair and barrier removal grants to be dislodged from the web of litigation and bureaucratic infighting.

In August 2004, the City Manager convened a Housing Task Force. The nine-week proceeding had serious flaws, but it did produce a series of recommendations that provided a framework for rebuilding the City housing organization.

"One big idea did emerge from the Housing Task Force," says Councilwoman Deb Hermann, Chair of the Council's Neighborhood

Development and Housing Committee. "The Housing and Community Development Department has for too long been sequestered from the other City departments. Those days are over. The responsibility for neighborhood preservation and revitalization rests with the entire City government. No single department,

**"City Hall's array of departments has capacity to support our neighborhoods. If that capacity can be mobilized to deliver neighborhood services that are strategic, coordinated and targeted, the impact can be remarkable."**

**Councilwoman Deb Hermann**

even with substantial federal funding, can be all things to all neighborhoods. City Hall's array of departments—even in difficult budgetary times—has capacity to support our neighborhoods. If that capacity can be mobilized to deliver neighborhood services that are strategic, coordinated and targeted, the impact can be remarkable."

On March 31, 2005, the Housing Task Force recommendations became the official housing policy of Kansas City when the Council passed a resolution directing the City Manager to

implement the recommendations. The Task Force suggested a holistic, targeted approach to neighborhood revitalization. It urged more transparency and accountability through a competitive process. It championed meaningful performance standards, based on real improvement rather than mere busywork. It strongly pushed

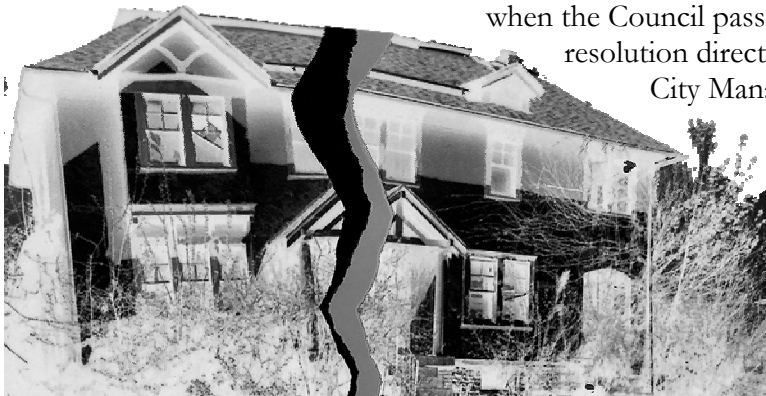
for leveraging scarce resources.

The Task Force insisted that the City upgrade complementary programs such as code enforcement.

It challenged the

City to fight predatory lending practices and rogue landlords. It encouraged the City to abandon the "one size fits all" policy and move to more strategic thinking about resource allocation. Finally, the Task Force urged the City to recognize the role of community development organizations like NNI in delivering neighborhood renewal services, and back up these organizations with focused help from all appropriate City departments.

Today, seven months after the Council passed its resolution, there has been no action. And so, to the long-suffering neighborhoods in the Northland, and all across the city, we can only say: Good night and good luck. You may be on your own for a while.



## CHAUMIERE PLACE CONSTRUCTION UNDERWAY



Interior demolition of the former Eastwood School, 4140 N. Walrond, is nearly complete, clearing the way for transformation of the building into the Chaumiere Place senior apartments.



Grading of the site is also underway to prepare the site for construction of 12 patio homes to complement the 23 apartment units in the former school building. Chaumiere Place should be ready for occupancy in about 10 months. Persons interested in renting one of the affordable apartments should call NNI at 454-2000 for more information on how to qualify.



**NONPROFIT  
ORGANIZATION  
U.S. POSTAGE PAID  
KANSAS CITY, MO  
PERMIT NO. 1848**

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Kansas City, Missouri 64119

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Web: [www.nni.org](http://www.nni.org)



**WE WILL LEAVE NO  
NEIGHBORHOOD BEHIND.**

*Dates to Remember*  
**NOVEMBER 2005**

Tuesday	11/1	Clay County Charter Forum	6:30 p.m.
Wednesday	11/2	Barrington Ridge Homeowners Meeting	7:00 p.m.
Tuesday	11/8	Connections	6:30 p.m.
Wednesday	11/9	Seniors Workshop	9:00 a.m.
Wednesday	11/9	Flu Shots	9:00 a.m.
Monday	11/14	Valleybrook Neighborhood Meeting	7:00 p.m.
Tuesday	11/15	Greenhaven Neighborhood Meeting	6:30 p.m.
Tuesday	11/15	Winnwood Neighborhood Board Meeting	7:00 p.m.
Thursday	11/17	Auburn Hills Neighborhood Meeting	7:00 p.m.
Monday	11/21	NNI Board Meeting	6:30 p.m.
Thurs/Fri	11/24-25	NNI offices closed Thanksgiving Holiday	
Monday	11/28	Meet Your Councilperson	6:00 p.m.