

**NARRATIVE INFORMATION SHEET**

**Applicant Name & Address:** Urban Neighborhood Initiative Inc. (UNI Inc.), 2300 Main Street, Suite 180, Kansas City, Missouri 64108.

**Funding Request:** Multipurpose

**Amount of Funding Request:** \$1,000,000

**Location:** Kansas City, Missouri, Jackson County

**Target Area:** City of Kansas City, Missouri Metropolitan Statistical Area (MSA), Census Tract Numbers 29095003700 and 29095016600.

**Priority Site Information:**

Site No. 1 “2500 Block of Prospect Avenue” is made up of six parcels that are approximately half of a city block. Addresses include: 2501,2503,2505,2511,2517,2519 Prospect Avenue. **(located in Census Tract 29095003700)**

Site No. 2 “2300 Block of Woodland Ave” is made up of 14 parcels. Addresses include: 2315,2317,2319,2321,2323,2327 Woodland & 1800, 1802,1804,1806,1808,1810,1812,1814 E 24<sup>th</sup> Street. **(Located in Census Tract 29095016600).**

**Project Director:** Shalaunda Holmes, Director of Housing & Real Estate Development, 816-231-7021, [sholmes@uni-kc.org](mailto:sholmes@uni-kc.org)

President & CEO: Dr. Jamee Rodgers, 816-231-0855, [jrogers@uni-kc.org](mailto:jrogers@uni-kc.org)

**Population Data:** City of Kansas City, Missouri is 509,297. Census Tract 29095003700 = 864; Census Tract 29095016600 = 1,396

<b>Other Factors</b>	<b>Page No.</b>
The reuse of the priority site(s) will incorporate energy efficiency measures and technologies.	3
At least 20% of the overall project budget will be spent on eligible reuse/ area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	10
<b>None of the other factors apply to this community.</b>	---

**Letter from the State Environmental Authority:** Attached.

**EPA’s Plan to Release Copies of Applications:** Not applicable.

## PROJECT NARRATIVE

### 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

#### a. Target Area and Brownfields

##### i. Overview of Brownfield Challenges and Description of Target Area

Urban Neighborhood Initiative's (UNI Inc.) project sites are located in the City of Kansas City, Missouri (KCMO). The challenges at both of these sites are various. Previous landowners demolished homes built prior to 1978 that likely contained lead and asbestos and other hazardous materials and buried the debris in the basements of those homes. This is known through previous documented practices of the previous properties owners of which we acquired the properties. It is also known that high levels of lead exceeding residential values exist in this community from various sources but primarily through roof water runoff of older shingles that contained some level of lead. These practices have created redevelopment challenges and have impacted the urban core of KCMO leaving acres of vacant land in the heart of the city. These challenges have severely encumbered the development of much needed housing and in turn stifled population and economic growth at the community level. This EPA Brownfield Multipurpose grant will help address the environmental encumbrances on these lots opening up opportunities to redevelop and revitalize communities that have experienced decades of disinvestment. The project sites are located in census tracts 29095003700 and 29095016600.

##### ii. Description of the Priority Brownfield Site(s)

UNI Inc. acquired a number of properties over time for the purpose of redevelopment in our urban core neighborhoods. More specifically project site no. 1 (P1) is located in the Washington Wheatly Neighborhood and project site no. 2 (P2) is located in the Wendell Phillips neighborhood. Both neighborhoods are historically African American neighborhoods. Both sites are priority sites and are made up of vacant and severely blighted structures and vacant lots. Average lots size is 35x125 but some are larger and some smaller as it relates to the width of the lot. P1 has six (6) contiguous parcels and P2 has fourteen (14) contiguous parcels. P1 is located along a major north south commercial corridor called Prospect Avenue and has larger lot sizes and is a mix of commercial, residential and neighborhood retail. P2 is located about 3 blocks into the neighborhood fabric and is majority residential and in close proximity to neighborhood schools. The environmental concerns on these two priority sites are high levels of lead in the soil and buried debris from structures that previously existed on the site and illegal dumping. These sites are priority sites for assessment, cleanup, and planning because the level of environmental assessment and cleanup has never been executed and redevelopment may have been an idea but has not reached any level of incremental planning or predevelopment stages in at least 5 decades. Past land uses for the majority of the sites have been residential. However, on the P1 site a driving school was identified, and car parking was permitted on the lot that contained partially graveled surfaces.

### iii. Identifying Additional Sites

Describe the plan to identify additional sites for eligible activities throughout the geographic boundary identified in *1.a.i. Overview of Brownfield Challenges and Description of Target Area* in the event that grant funds remain after addressing the target area/priority site(s) discussed in the Narrative. Identify the criteria that will be used to prioritize additional sites for selection.

UNI acquired a number of properties from the same previous property owner that conducted less than ideal demolition practices and also recently acquired a 4-acre school site from the Kansas City Public School District to redevelop the site with a focus on community wellness. All of these additional properties are currently located in the same neighborhoods, either Washington Wheatly or Wendell Phillips. These sites will be prioritized based on readiness to utilize any remaining funds from this grant for eligible activities and additional funding secured to start renovation or start construction. These additional sites are located in an underserved community and disadvantaged census tracts.

## **b. Revitalization of the Target Area**

### i. Overall Plan for Revitalization

UNI was not able to locate an existing plan to revitalize brownfield sites that exist within the target area. UNI is a 501 c 3 Community Development Corporation (CDC). Neighborhood revitalization is at the heart of our mission and what we do. Upon acquiring the priority sites UNI commissioned a comprehensive neighborhood planning process, although exclusive to the Wendell Phillips neighborhood where most of our revitalization efforts are currently located; the plan speaks to shared community priorities of adjacent neighborhoods (i.e. Washington Wheatly and others). UNI has thoroughly considered the outcomes from the Wendell Phillips comprehensive neighborhood plan and development strategy and believes our plans to redevelop or revitalize the priority sites align. This grant will help support the redevelopment/revitalization plans for the priority sites through a Site Reuse Vision, Infrastructure Evaluation and Market Study. Also, part of the revitalization plan would be the commissioning of a community health assessment and put a site disposition strategy (post-acquisition) in place as a backup plan. I believe the use of these grant funds will get a much-needed formal plan in place for the revitalization of brown field sites in the target area. The City of Kansas City, Missouri is currently in the process of conducting a corridor study of Prospect Avenue where the P1 site is located and adjacent to. This corridor studies deliverable will be a broader land use and revitalization plan for the Prospect Corridor. The initial phases of the study have already been released and transit-oriented development is primary for the corridor to help support the bus rapid transit system that has been recently implemented. Our P1 site revitalization plans are a mixed-use mixed income transit-oriented development. The community priorities that have been identified by the neighborhood that align with our revitalization plan are, the elimination of blight, creation of affordable housing units, emphasizing history, arts, and culture and activating youth.

## ii. Outcomes and Benefits of Overall Plan for Revitalization

UNI's revitalization plan has not only the potential to stimulate economic development but catalyze mixed use development along the Prospect Corridor and residential development within the neighborhoods. Stimulating economic development in this target area looks like building population density along a major commercial corridor by creating new housing units and housing choice along and in close proximity to a bus rapid transit line. Populating an area with a mix of incomes brings spending power, spending power creates a market for much needed neighborhood retail on a community level that is sparse currently. The proposed projects will improve the local climate adaptation/mitigation capacity by addressing inadequate infrastructure. Inadequate is defined as sewer and water lines that are over 100 years old, currently no green infrastructure systems in place to treat stormwater differently. Our proposed projects will implement green infrastructure components and assess existing infrastructure that will shine a light on much needed capital improvements within urban core neighborhoods. The project will improve resilience to protect residents and community investments by providing new housing units with new infrastructure. This particular target area and project sites could have a risk of ground and surface drinking water vulnerabilities due to the aged infrastructure. I am not identifying how our project will improve local climate adaptation as it relates to the cleanup process at this time. However, our environmental consultants and state agency could advise on that as we get to that stage. Both project sites are being conceptually designed to incorporate energy efficiency construction and technologies. At the P1 site we anticipate building to a selected Green Building standard (to be determined). At the P2 site we are building to LEED standards to produce high efficiency energy homes with accessory dwelling units to create additional affordable units.

## c. Strategy for Leveraging Resources

### i. Resources Needed for Site Reuse

As a Community Development Corporation (CDC) we work in the area of development that most market rate developers don't therefore there is funding allocated specifically for the work that we do like entitlement funds that are available for projects like ours. I mention entitlement funds specifically because that funding usually includes Community Development Block Grant (CDGB) HOME Investment Partnerships Program. Other funds we have access to are with the state. The State of Missouri has a number of programs that support the development of housing units such as Low-Income Housing Tax Credit program, National Housing Trust Fund. At the City level there are housing economic development programs available for new developments like the Central City Economic Development Sales Tax and Housing Trust Fund program. We believe showing federal EPA funding to clean up these sites will help leverage these funds listed as well as others not listed.

## ii. Use of Existing Infrastructure

Our priority sites are located in the urban core of Kansas City which has been established for at least 100 years. Existing infrastructure is in place and for our projects will be a matter of connecting to what already exists as it relates to roads, sidewalks, sewer water etc. As shared previously, due to lack of capital improvements in these areas the replacement of some of this infrastructure will be necessary in order to support the brownfield redevelopment adequately and efficiently. Central City Economic Development and Community Development Block Grant Funds are prime sources for upgrading and replacing infrastructure that is no longer adequate.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

#### i. The Community's Need for Funding

This grant will meet the needs of the community by helping prepare properties for redevelopment that have been abandoned and vacant for decades and has experienced systemic disinvestment for decades and counting. Our community's local brownfield grants program is highly competitive and underfunded. Although we have applied for these funds but for other projects that we were highly recommended to submit for pipeline funding. The last thing we want to do is compete with ourselves in a limited pool of funds. The source of funds mentioned does target low-income communities so is not the reason for inability nor is population. Mainly limited resources and highly competitive.

#### ii. Threats to Sensitive Populations

Utilizing the tools and sources suggested there is a high percentage of those who make up the sensitive population in the target area. Asthma prevalence among adults 18 and older is in the 95<sup>th</sup> -100<sup>th</sup> percentile according to the EJ Screen Community Report. Coronary Heart Disease is in the 90-95<sup>th</sup> percentile among adults 18 and older. UNI believes that providing access to supportive services and health resources is key when building housing units, you never know what someone might be dealing with from a health perspective or circumstances may change once an individual or family is housed.

This grant is magnifying not only the need for this grant but significant health resources and education around what is causing these adverse health conditions in our communities. We believe in the housing first model in that if an individual has housing first that other factors can be addressed adequately. According to the Environmental Justice tools and other sources these project sites are located in a disadvantaged census tract and an underserved community. The environmental justice issues in this target area include high diesel particulate matter, Toxic releases in air, lead paint, hazardous waste proximity and air pollution.

In 2021 the University of Missouri Kansas City conducted a blight study for the Wendell Phillips Neighborhood (WPN). The study found that "at the ground level, the WPN Renewal Area's

natural and built environment suffers from significant deterioration. Upon physical assessment, the accumulation of brush and presence of overgrown lots and curbs is prevalent, and this observation is supported by evidence from Kansas City, Missouri Open Data. Of the 312 open property violations for the neighborhood, more than twenty-five cases are for amassing “Litter/Trash/Refuse”, and another twenty cases are for “Rank Weeds/Unattended Growth” (Open Data KC, 2021). Several photographs within this report exhibit these conditions, which are negatively impacting the area’s green space. The Environmental Protection Agency (EPA) recognizes several environmental hazards within the WPN Renewal Area boundaries which contribute to a poor overall environmental assessment, and public health, but are not exhaustive of all potential environmental hazards.

According to the most recent EPA digital maps, the WPN Renewal Area hosts six identified. Brownfields— sites which exhibit hazardous pollutants or contaminants and represent a significant blighting factor (2021). Thirteen Hazardous Waste sites are scattered across the neighborhood, as well as two air pollutant sites that affect the overall environmental health of the area (EPA, 2021). The sites listed by EPA are only indicative of locations where environmental hazards have been formally identified after specific reporting, however, after visual surveys of the area, and with specific regard to the industrial areas along 18th St., it is possible that there are several more unidentified brownfield sites within the WPN Renewal Area. Lead Paint risk in the WPN Renewal Area is estimated to be considerable.

The EPA Environmental Justice Screen defines Lead Paint Indication, and associated risk, as the percentage of housing which was built prior to 1960. In the WPN Renewal Area, census tracts 166 and 162, the areas primary residential areas, the median year structures were built is well before 1960 with tract 162’s Median Year Built Being 1953, and tract 166’s Median Year Built being Before 1940 according to the American Community Survey (2019). In every census tract covered by the WPN Renewal Area, an individual’s predicted life expectancy is dramatically lower than the county’s average. The life expectancy gap is largest in Tract 162 where an individual can expect to live 8 years shorter on average than a Jackson County resident who does not live in the area, and smallest in Tract 161 where an individual will still live at least 5 years shorter on average than their Jackson County counterparts, according to the Robert Wood Johnson Foundation’s Life Expectancy Calculator (2021)”. – End of Blight Study Report Information.

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	8.17	8.05	66	8.08	49
Ozone (ppb)	59	59.9	59	61.6	32
Diesel Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	0.576	0.268	96	0.261	94
Air Toxics Cancer Risk* (lifetime risk per million)	30	25	50	25	52
Air Toxics Respiratory HI*	0.4	0.31	14	0.31	31
Toxic Releases to Air	54,000	4,500	98	4,600	98
Traffic Proximity (daily traffic count/distance to road)	350	110	93	210	85
Lead Paint (% Pre-1960 Housing)	0.51	0.31	75	0.3	74
Superfund Proximity (site count/km distance)	0.14	0.097	80	0.13	76
RMP Facility Proximity (facility count/km distance)	0.72	0.45	80	0.43	83
Hazardous Waste Proximity (facility count/km distance)	2.8	1.3	83	1.9	80
Underground Storage Tanks (count/km <sup>2</sup> )	4.3	2	84	3.9	74
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.0035	0.49	49	22	59
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	62%	28%	92	35%	84
Supplemental Demographic Index	20%	14%	83	14%	79
People of Color	77%	23%	92	39%	81
Low Income	47%	33%	75	31%	78
Unemployment Rate	8%	5%	80	6%	74
Limited English Speaking Households	2%	1%	86	5%	65
Less Than High School Education	15%	10%	78	12%	72
Under Age 5	6%	6%	56	6%	59
Over Age 64	12%	18%	31	17%	36
Low Life Expectancy	27%	21%	93	20%	96

\*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/air-toxics-data-update>.

## (b) Advancing Environmental Justice

Our target area is located in a local urban renewal area which qualifies property owners to tax abatement incentives. We know that improvements to property increase property taxes which is a positive outcome for some but can have a negative effect on populations with a fixed income and responsible to pay any increase in property taxes. This tax abatement incentive is one way to help minimize displacement of residents who pay property taxes. At the least our project will be creating much needed quality housing units to attract residents who have been previously displaced due to substandard housing conditions, increased rents of existing housing, and lack of housing choice.

### **b. Community Engagement**

Urban Neighborhood Initiative (UNI) was formed based on community involvement and formed based on community need. UNI's focus area includes 10 neighborhoods that are located in the urban core of the City of Kansas City, Missouri. We have been focusing our community development efforts and programming since 2012 in these 10 neighborhoods. We have held bimonthly partner meetings with the leadership of each neighborhood to continually assess the



needs of each community and also implement a community of practice model. We've also conducted an extensive Asset Based Community Development Strategy in each of the 10 neighborhoods to help empower and educate leadership and residents with the neighborhoods and larger community. As a community development corporation, we value neighborhood support of the developments we propose to build and welcome feedback from our residents and neighborhood leaders and implement that feedback where applicable and feasible. We believe in community benefits that if a new development is properly implemented it will benefit the community it is located in. Regarding our priority sites we attend the neighborhood association meeting to make sure residents know who we are and our mission but to also know who is in our neighborhoods. At the neighborhood meetings we provide progress updates on the project and next steps and field any questions or concerns. As mentioned earlier in the narrative, UNI commissioned the Wendell Phillips Comprehensive Neighborhood Plan and Development Strategy which took into consideration these priority sites.

## ii. Project Involvement

These project sites will involve a number of stakeholders which include the Wendell Phillips Neighborhood Association and the Washington Wheatly Neighborhood Association both organizations represent their residents who would directly be affected by the projects. Others include but are not limited to Missouri Housing Development Corporation, City of Kansas City Missouri, Economic Development Corporation and Elevate. Naturally as projects progress, become more defined and have more visibility the opportunity to involve additional stakeholders and organizations will present itself.

## iii. Project Roles

Both neighborhood associations have been and will be involved in the planning and development (to a certain extent) of both project sites. Neighborhood support is valued by Urban Neighborhood Initiative. MHDC will be critical to providing tax credits for one of the project sites (P1) as well as other funding sources provided through other housing programs offered by the stage agency. The City of KCMO will have various roles more specifically, approving funding, plan review, permit approvals and inspections. The EDC, a quasi-governmental entity, will be key in providing applicable incentives for the project sites as well as tax abatement for surrounding residents. Elevate is a 501c3 organization that seeks to create a just and equitable world in which everyone has clean and affordable heat, power, and water in their homes and communities. They provide energy audits and energy resources for new and existing developments.



Organization	Name	Email	Specific involvement in the project
Wendell Phillips Neighborhood Association	John James	wendellpna@gmail.com	Neighborhood President
Washington Wheatly Neighborhood Association	Robin Humphrey	wwnkc@gmail.com	Neighborhood Leader
Missouri Housing Development Corporation	Paula Harmon	pharmon@mhdc.com	Program Staff
City of Kansas City, Missouri	Melissa Patterson Hazely	erin.royals@kcmo.org	Various Departments
Economic Development Corp.	Robert Long (Bob)	rlong@edckc.com	Various Departments
Elevate	Crystal Baddoo	Crystal.Baddoo@elevate	Energy Efficiency Technologies

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### a. Description of Tasks/Activities and Outputs

##### Tasks/Activities (Both Projects - Sites P1 & P2)

EPA-funded tasks/activities:

- Phase I, Phase II Environmental Assessment, Soil Sampling & Testing  
Soil Remediation (if applicable), Site grading, Market Study, Community Health Assessment, Site Disposition Strategy, Infrastructure Evaluation  
Site Reuse Vision

ii. Anticipated Project Schedule: May 2024 – December 2026

iii. Task/Activity Lead: All EPA funded tasks/activities will be lead by Urban Neighborhood Initiative and applicable third party activities/services will be procured (i.e. qualified environmental professional).

iv. Outputs:

- Phase I ESA Report, Phase II ESA Report, Response Action Plan.  
Revitalization Plan/Site Reuse Plan, No further action Letter, Market Study Community Health Assessment report, Site Disposition Strategy, Infrastructure Evaluation Report.

##### i. Project Implementation

The EPA Funded tasks/activities include the following: Phase I and Phase II Environmental Assessments, Soil Sampling & Testing, Soil Remediation (if applicable), Site grading, Market Study, Community Health Assessment, Site Disposition Strategy, Infrastructure Evaluation, Site Reuse Vision. We will not be issuing a subaward or plan to include participant support costs or pay for activities with a community liaison. Tasks and activities that are necessary to carry out the grant that will be contributed by sources other than the EPA grant, are project management tasks and activities as well as grant administration. We are anticipating the EPA grant to cover these tasks in indirect costs allocations as an eligible grant expense.

##### Anticipated Project Schedule

If a grant allocation is awarded from this request in May of 2024, we anticipate immediately soliciting a qualified environmental consultant to begin the list of environmental tasks/activities. We will simultaneously competitively procure a market study, infrastructure evaluation and begin refining our vision for the sites. I would anticipate this work to be completed within a year considering there are no unforeseen

circumstances. After these tasks are completed, we can provide data and additional information to inform a site disposition strategy and community health assessment. I anticipate these activities will take place over 6- 8-month period. Overall, we anticipate utilizing the grant funds within the performance period. If there are funds remaining the alternate project site which is currently ready would be able to utilize the funds with the remaining performance period of 3 years.

#### Task/Activity Lead

The lead entity will be the applicant and will be overseeing the various grant activities as it relates to the environmental activities the qualified environmental professional will be leading and the applicant will step down to a co-lead. We do not anticipate any other entities leading activities except for third party professionals who will be assisting with the competitively procured services as it relates to market study, infrastructure evaluation etc.

#### Outputs

We anticipate the following outputs and deliverables from the EPA grant activities 2 Phase I Environmental Assessment Reports, 2 Phase II Environmental Assessment Reports, 2 Response Action Plans (if applicable). One (1) Revitalization Plan/Site Reuse Plan, 2 No further action Letters (if applicable), One (1) Market Study, One (1) Community Health Assessment report, One (1) Site Disposition Strategy, One (1) Infrastructure Evaluation Report.

#### **b. Cost Estimates**

Cost estimates were developed based on previous environmental work conducted on other projects for the exception of response action plan and soil remediation.

Budget Categories		Project Tasks (\$)					Total
		Program Management	Phase I & II Environmental Assessments	Response Action Plan/Cleanup (if applicable)	Revitalization Plan and other planning Components (i.e. market study, infrastructure, reuse vision etc.)	Administrative Costs	
Direct Costs	Personnel	0	0	0	0	0	0
	Fringe Benefits	0	0	0	0	0	0
	Travel <sup>1</sup>	0	0	0	0	0	0
	Equipment <sup>2</sup>	0	0	0	0	0	0
	Supplies	0	0	0	0	0	0
	Contractual	0	\$100,000	0	\$250,000	0	\$350,000
	Construction <sup>3</sup>	0	0	\$600,000	0	0	\$600,000
	Other (include subawards <sup>0</sup> And specific participant support costs such as stipends) (specify type)____	0	0	0	0	0	0
<b>Total Direct Costs<sup>4</sup></b>		0	\$100,000	\$600,000	\$250,000	0	\$950,000
Indirect Costs <sup>4</sup>		\$25,000	0	0	0	\$25,000	\$50,000
<b>Total Budget</b> (Total Direct Costs + Indirect Costs)		\$25,000	\$100,000	\$600,000	\$250,000	\$25,000	\$1,000,000

<sup>1</sup> Travel to brownfields-related training conferences is an acceptable use of these grant funds.

<sup>2</sup> EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year unless the applicant has a lower threshold for equipment costs. Items costing less than \$5,000 (e.g., laptop computers) are considered supplies. Generally, equipment is not required for Brownfield Grants.

<sup>3</sup> Costs must be placed on the Construction budget line when at least 50% of the estimated amount of the contract(s) will be for the remediation of contamination at the brownfields site. If the costs are unknown at the time of application submission, place the costs on the Other budget line. Construction costs do not typically apply to assessment activities. See the FY24 [FAQs](#) for more information.

<sup>4</sup> Administrative costs (direct and/or indirect) for the Multipurpose Grant applicant itself cannot exceed 5% of the total EPA-requested funds.

### c. Plan to Measure and Evaluate Environmental Progress and Results

Urban Neighborhood Initiative (UNI) has a team made up of skilled, qualified and experienced staff that includes a Director, Sr. Project Manager and Project Coordinator to oversee the activities, track, measure and evaluate progress. The activities will be delegated among the staff to make sure activities are progressing and being completed scheduled internally, progress reporting will be implemented.

### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

#### Organizational Capacity

Urban Neighborhood Initiative (UNI) has a Housing and Real Estate department that solely focuses on community development. The team is made up of skilled, qualified, and experienced staff that collectively have over 25 years of experience. The team includes a Director, Sr. Project Manager and Project Coordinator to oversee the activities, track, measure and evaluate progress. Our organization also has an accounting firm that handles all of our finances as they relate to grants, donations, and expenses etc. We have the equipment, supplies and digital access to carry out and manage the projects and funding.

### Organizational Structure

The Director, Sr. Project Manager and Project Coordinator will be assigned responsibilities as they are related to activities. We have internal policies and procedures as they relate to communication and paying of invoices as well as receipt of funds. If necessary, our Director of Operations for the organization will help with the administration of the grant as well.

### Description of Key Staff

Director of Housing & Real Estate Development – Shalaunda Holmes brings 17 years of experience in housing and real estate development. Ms. Holmes served as Senior Project Coordinator for the City of Minneapolis, Community Planning Economic Development Department (CPED) for 5 years focusing on housing policy, multifamily new construction, and renovation. While in the role Ms. Holmes closed 585 units of housing of that 408 were affordable rental units in 4 separate developments. Before joining the City of Minneapolis, Ms. Holmes was a Project Manager for Project for Pride in Living Inc. (PPL) for 10 years. PPL is a 501c3 Community Development Corporation serving Minneapolis and St. Paul Minnesota. Ms. Holmes closed and developed 200 units with low-income housing tax credit in 3 separate deals. One of the developments was a brownfield redevelopment of an old grain elevator site that Ms. Holmes led the environmental cleanup and subsequently developed 85 units of housing and a new road.

Senior Project Manager – Erik Berg is the Senior Project Manager for UNI’s Housing and Real Estate Department and brings 12 years of experience in mixed-income housing development and management. Berg joined UNI serving as Executive Director of the Housing Authority of the City of Lee’s Summit, MO (LSHA), a High-Performing Public Housing Authority with 116 Public Housing Units on two properties and 655 Section 8 Housing Choice Vouchers. Before LSHA Berg served as an Underwriter with the Missouri Housing Development Commission (MHDC) and brought to closing twenty-five (25) Low-Income Housing Tax Credit (LIHTC) Projects, reviewing financing terms, proformas and legal partnership agreements. Berg started his career with a nonprofit Community Development Corporation working on multiple LIHTC projects and single-family home rehabilitation projects through the Neighborhood Stabilization program.

### Acquiring Additional Resources

Our organization keeps a list of vendors and recommended vendors for the solicitation of work. We also publish advertisements in our local newspapers. We have an internal procurement policy to get at least 3 bids/proposals for all work or services. We also share career opportunities at the neighborhood meeting we attend in order to broaden the horizons within our communities.

#### **b. Past Performance and Accomplishments**

##### Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Our organization has received Community Development Block Grant awards in the past. Once awarded we submitted our due diligence to get the contract drafted and submitted all required documentation as specified by that contract. These are reimbursement grants, after eligible costs were incurred, we submitted for reimbursement and other close out documents required under the contract.

##### Purpose and Accomplishments

The Community Development Block Grant was awarded by the City of Kansas City Missouri in the amount of \$100,000 for the renovation of existing structures for the purposes of eliminating blight in our neighborhoods. We renovated one home and sold it to a first-time homebuyer that was below 80% of the area median income.

##### Compliance with Grant Requirements

Monthly progress reports were required while the project was underway, and milestones were defined in the contract to meet within the reporting periods. We submitted our reports for the most part on time. Reports were accepted via email to the project manager assigned to our project.

#### **IV.F. Leveraging**

Leveraged funds that may materialize during the grant period could be funds for site preparation infrastructure improvements for both sites. The City of KCMO realizes its aging infrastructure and has showed precedent of awarding federal CDBG dollars and local funds for infrastructure improvements.

Leveraged funds that may materialize after the brownfield grant has ended also includes site preparation and infrastructure funds. Also funds for the redevelopment may materialize after the grant has ended such as tax credits and dollars from various state programs, philanthropic and financing from banks for the use of building construction.

## THRESHOLD CRITERIA RESPONSES

### 1. Applicant Eligibility

- For nonprofit organizations, or organizations comprised of nonprofit organizations, provide documentation as an attachment to the Narrative demonstrating tax-exempt status under section 501(c)(3) of the Internal Revenue Code.
- For qualified community development entities, provide documentation as an attachment to the Narrative certifying the organization's status.

Urban Neighborhood Initiative Inc. is a nonprofit 501 c 3 organization as described in the Internal Revenue Code. Attached to the Narrative is our IRS letter and Organization documents have been uploaded to the additional/other attachments section.

### 2. Community Involvement

Provide information that demonstrates how you intend to inform and involve the community and other stakeholders in the planning, implementation, and other brownfield activities described in your application.

Urban Neighborhood Initiative (UNI) was formed based on community involvement and formed based on community need. UNI's focus area includes 10 neighborhoods that are located in the urban core of the City of Kansas City, Missouri. We have been focusing our community development efforts and programming since 2012 in these 10 neighborhoods. We have held bimonthly partner meetings with the leadership of each neighborhood to continually assess the needs of each community and also implement a community of practice model. We've also conducted an extensive Asset Based Community Development Strategy in each of the 10 neighborhoods to help empower and educate leadership and residents with the neighborhoods and larger community. As a community development corporation, we value neighborhood support of the developments we propose to build and welcome feedback at any time from our residents and neighborhood leaders and implement that feedback where applicable and feasible. We believe in providing community benefits where possible if a new development is properly implemented it will benefit the community it is located in. Regarding our priority sites we attend the neighborhood association meeting to make sure residents know who we are and our mission but to also know who is in our neighborhoods. At the neighborhood meetings we provide progress updates on the project and next steps and field any questions or concerns. As mentioned earlier in the narrative, UNI commissioned the Wendell Phillips Comprehensive Neighborhood Plan and Development Strategy which took into consideration these priority sites.

### 3. Target Area

Identify one target area where you propose to conduct eligible activities, such as a neighborhood, a number of neighboring towns, a district, a corridor, a shared planning area, or

a census tract. The target area may not include communities that are located in distinctly different geographic areas.

We anticipate conducting eligible activities in the Washington Wheatly and Wendell Phillips Neighborhoods, both of these neighborhoods are located in the urban core of Kansas City, Missouri, Jackson County. The project sites are located in census tracts 29095003700 and 29095016600.

#### **4. Affirmation of Brownfield Site Ownership**

Urban Neighborhood Initiative affirms that we own the sites that meets the CERCLA § 101(39) definition of a brownfield and is: a) not listed (or proposed for listing) on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

#### **5. Use of Grant Funds**

Page 8 of the project narrative includes the following uses of the grant funds:

EPA-funded tasks/activities:

- Phase I, Phase II Environmental Assessment, Soil Sampling & Testing  
Soil Remediation (if applicable), Site grading, Market Study, Community  
Health Assessment, Site Disposition Strategy, Infrastructure Evaluation  
Site Reuse Vision

ii. Anticipated Project Schedule: May 2024 – December 2026

iii. Task/Activity Lead: All EPA funded tasks/activities will be lead by Urban Neighborhood Initiative and applicable third party activities/services will be procured (i.e. qualified environmental professional).

iv. Outputs:

- Phase I ESA Report, Phase II ESA Report, Response Action Plan.  
Revitalization Plan/Site Reuse Plan, No further action Letter, Market  
Study Community Health Assessment report, Site Disposition Strategy,  
Infrastructure Evaluation Report.

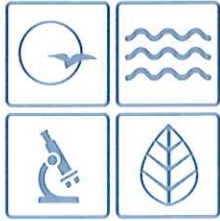
#### **6. Expenditure of Existing Grant Funds**

Urban Neighborhood Initiative does not have an existing EPA Brownfield grant. This threshold criteria is not applicable.

#### **7. Contractors and Named Subrecipients**

Urban Neighborhood Initiative has not selected any contractors for tasks or activities to be carried out under this grant if awarded. UNI will not be suballocating this grant either.





**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

Michael L. Parson  
Governor

Dru Buntin  
Director

November 7, 2023

Shalaunda Holmes, Director of Housing & Real Estate Development  
Urban Neighborhood Initiative  
2300 Main Street, Ste 180  
Kansas City, Missouri 64108

RE: Small Business Liability Relief and Brownfields Revitalization Act Environmental Protection Agency (EPA) Grants

Dear Shalaunda Holmes,

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to the EPA for Brownfields Multipurpose, Assessment, RLF, and Cleanup (MARC) Grant funding by Urban Neighborhood Initiative, a 501(c)3 organization, as authorized under the above-referenced Act. I further understand and acknowledge that, if you are successful in your grant application, Urban Neighborhood Initiative, its constituent agencies or agents, intend to utilize such funds for eligible purposes as provided in the grant specifications.

Urban Neighborhood Initiative is applying for \$1,000,000 in Multipurpose Brownfields Grant funding to conduct environmental assessments, community engagement, site re-use and cleanup planning, and remediation for target areas and catalyst sites identified as areas with the highest environmental need and potential for community benefit. Consistent with the recommendations of Kansas City, Missouri, the target sites being prioritized include multiple parcels on the 2500 block of Prospect Ave and 2300 block of Woodland Ave.

The scope of the grant will be to perform Phase I and Phase II Environmental Site Assessments to determine conditions and recommended cleanup activities. For sites where contamination is identified, Cleanup Planning Activities will be performed including Analysis of Brownfields Cleanup Alternatives, Cleanup Cost Estimating, and Remedial Action Planning.

We expect Urban Neighborhood Initiative to seek and utilize expertise and benefits of the State's Brownfields/Voluntary Cleanup Program (BVCP), including assistance with program oversight. Nothing in this letter should be construed as automatic acceptance of sites for assessment or cleanup; standard enrollment procedures still apply.

Sincerely,

ENVIRONMENTAL REMEDIATION PROGRAM

Scott Huckstep, Chief  
Brownfields/Voluntary Cleanup Section

SH:bw

