

Special Notice:
October meeting will
be held Mon., Oct. 22.

LINC Commission Meeting

September 17, 2018



Students from Cler-Mont Elementary in the Fort Osage School District learn how pieces move on their first day of the LINC Chess program. LINC Chess is now available at all elementary schools in the district.



Local Investment Commission (LINC) Vision

Our Shared Vision

A caring community that builds on its strengths to provide meaningful opportunities for children, families and individuals to achieve self-sufficiency, attain their highest potential, and contribute to the public good.

Our Mission

To provide leadership and influence to engage the Kansas City Community in creating the best service delivery system to support and strengthen children, families and individuals, holding that system accountable, and changing public attitudes towards the system.

Our Guiding Principles

1. **COMPREHENSIVENESS:** Provide ready access to a full array of effective services.
2. **PREVENTION:** Emphasize “front-end” services that enhance development and prevent problems, rather than “back-end” crisis intervention.
3. **OUTCOMES:** Measure system performance by improved outcomes for children and families, not simply by the number and kind of services delivered.
4. **INTENSITY:** Offering services to the needed degree and in the appropriate time.
5. **PARTICIPANT INVOLVEMENT:** Use the needs, concerns, and opinions of individuals who use the service delivery system to drive improvements in the operation of the system.
6. **NEIGHBORHOODS:** Decentralize services to the places where people live, wherever appropriate, and utilize services to strengthen neighborhood capacity.
7. **FLEXIBILITY AND RESPONSIVENESS:** Create a delivery system, including programs and reimbursement mechanisms, that are sufficiently flexible and adaptable to respond to the full spectrum of child, family and individual needs.
8. **COLLABORATION:** Connect public, private and community resources to create an integrated service delivery system.
9. **STRONG FAMILIES:** Work to strengthen families, especially the capacity of parents to support and nurture the development of their children.
10. **RESPECT AND DIGNITY:** Treat families, and the staff who work with them, in a respectful and dignified manner.
11. **INTERDEPENDENCE/MUTUAL RESPONSIBILITY:** Balance the need for individuals to be accountable and responsible with the obligation of community to enhance the welfare of all citizens.
12. **CULTURAL COMPETENCY:** Demonstrate the belief that diversity in the historical, cultural, religious and spiritual values of different groups is a source of great strength.
13. **CREATIVITY:** Encourage and allow participants and staff to think and act innovatively, to take risks, and to learn from their experiences and mistakes.
14. **COMPASSION:** Display an unconditional regard and a caring, non-judgmental attitude toward participants that recognizes their strengths and empowers them to meet their own needs.
15. **HONESTY:** Encourage and allow honesty among all people in the system.



Monday, Sept. 17, 2018 | 4 – 6 pm
Kauffman Foundation
4801 Rockhill Rd.
Kansas City, Mo. 64110

Agenda

- I. Welcome and Announcements
- II. Approvals
 - a. **Approval June minutes (motion)**
- III. Superintendent Reports
- IV. LINC Workforce
 - a. LINC Employment Overview
 - b. Financial Health and Literacy
 - c. Changes to 401(k) Administration
 - i. **Motion to Create Retirement/Savings Committee**
 - ii. **Motion to Approve Retirement/Savings Committee Charter**
- V. LINC Data System Update
- VI. LINC Initiatives
 - a. Summer Food – 2018 Results
 - b. LINC Chess Expansion
- VII. Updates
 - a. World's Largest Bake Sale
 - b. Site Coordinator Recognition (Thursday, Sept. 27)
 - c. LINC open house (Friday, Oct. 19)
- VIII. Adjournment



THE LOCAL INVESTMENT COMMISSION – JUNE 25, 2018

The Local Investment Commission met at the Kauffman Foundation, 4801 Rockhill Rd., Kansas City, Mo. Co-chair **Bailus Tate** presided. Commissioners attending were:

Bert Berkley
Sharon Cheers
Jack Craft
Tom Davis
David Disney
Mark Flaherty

Herb Freeman
Rob Givens
Anita Gorman
Rosemary Lowe
Ken Powell
Bailus Tate

Minutes of the May 21, 2018, LINC Commission meeting were approved.

Superintendent Reports

- **Yolanda Cargile**, Superintendent (Hickman Mills School District), reported on end-of-the school year activities in the school
- **Terry Ward**, School Board Member (North Kansas City School District) provided a brief update on the school district.
- **Gayden Carruth**, Executive Director (Cooperating School Districts of Greater Kansas City) reported the State Board of Education was fully constituted. **Bob Bartman**, Coordinator (Education Policy Fellowship Program), reported EPFP this month hosted a panel discussion on trauma.

Workforce Development

The Commission heard a multi-part presentation on workforce development, the labor market, welfare-to-work efforts and policy developments at the state and federal level.

Clyde McQueen, Full Employment Council President and CEO, provided a broad overview of the local labor market and emphasized the number of well-paying jobs available to individuals with proper training or industry recognized certification. He shared the longstanding relationship/partnership between LINC and FEC. He underscored the importance of the A+ program in Missouri which provided financial support to graduating high school students who attend Missouri community colleges. He said it was important to reorganize training programs to adopt approaches that worked for low-income students.

JaCinda Rainey, Missouri Work Assistance Engagement Manager, provided an overview of employment efforts by the Family Support Division working with families on Temporary Assistance for Needy Families. LINC has a state contract to serve families in a five-county area: Jackson, Clay, Platte, Cass and Ray counties. She also discussed the role of the local Workforce Innovation and Opportunity Act (WIOA) boards which are administered by the Missouri Division of Workforce Development, a division of the Missouri Dept. of Economic Development.

The LINCWorks management team – **Sonny Williams, Brenda Mitchelson and Dawn Patterson** – discussed LINC's local efforts.

Educational Policy Fellowship Program

The Commission saw an edited version of one of the four EPFP policy presentations presented by the 2017-18 class. The policy brief was on student mobility.

LINC Data Initiatives

An update was provided on recent LINC data initiative by Oscar Tshibanda. The homeless data system is expanding to add the Kansas City Public School District in addition to the Independence School District. LINC is open to adding three more LINC partner school districts this fall. Hickman Mills and Fort Osage school districts have expressed some interest.

A broad data sharing agreement with the Kansas City Public Schools has been developed and is expected to be approved by the school district.

Other items

Brent Schondelmeyer, LINC Deputy Director for Community Engagement, provided updates on a community forum on evictions to be held July 27 at the Kansas City Library Plaza branch. An update on the Summer Electronic Benefit Transfer (SEBT) was also given.

It was announced the regularly scheduled July LINC Commission will be canceled and no August is scheduled.

The meeting was adjourned.

U.S. Bank rolls out Simple Loan, offering small-dollar loans to compete with payday lenders

Small-dollar lending puts it in closer competition with payday lenders.

By [Evan Ramstad](#) Star Tribune

SEPTEMBER 10, 2018 — 11:46AM

U.S. Bank is unveiling Simple Loan on Monday, putting the nation's fifth-largest bank in more direct competition with payday lenders and other financial firms that offer a few hundred dollars on a short-term basis, often at high interest rates.

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The product, called Simple Loan, is being unveiled Monday and puts the nation's fifth-largest bank in more direct competition with payday lenders and other financial firms that offer a few hundred dollars on a short-term basis, often at high interest rates.

Consumer-advocacy groups have long pushed banks to offer small-dollar loans that compete with credit cards and other forms of short-term lending that can be expensive and, in cases where lenders hide fees and requirements, detrimental to borrowers.

U.S. Bank, the bank unit of Minneapolis-based U.S. Bancorp, is the first of the nation's large banks to bring such a loan to market. Executives spent recent weeks demonstrating the product to regulators.

Simple Loan fits its name; the loan is for any dollar amount from \$100 to \$1,000 and has to be paid back in three payments over three months.

The bank will charge \$12 for every \$100 borrowed if the borrower repays the loan via autopay from their existing U.S. Bank savings or checking account. The charge will be \$15 for every \$100 borrowed if a customer repays the loan manually, such as by writing a check and sending it in.

For instance, a person who borrows \$300 will wind up paying \$336 over three months if the repayment amount is deducted automatically from their existing U.S. Bank account.

U.S. Bank piloted the loan product for a few months in late 2016 and early 2017. It polled customers to find out why they needed the money, and most responded to fill a gap in cash flow or to pay for a surprise expense.

"It's a real short-term need," said Lynn Heitman, executive vice president in U.S. Bank's consumer sales and support unit. "They were looking to bridge themselves through an unexpected scenario, or they've got inflows and outflows that are just mismatched."

Bank regulators last year cleared banks and credit unions to issue the small, short-term loans. For years, banks declined to offer them because it took too much work to process loan applications. A loan that

yields only \$12 in fees or interest — as the \$100 loan will — is not viable if it takes up the time of even a single loan officer.

But the advent of mobile phone apps and other forms of digital banking, along with inside-the-bank processes that support them, have made it possible for banks to offer the small-dollar loans and still make money doing it.

“Financial institutions are in a place where so much of what was manual is now automated, and customers are more comfortable with automated solutions,” Heitman said. “It’s an alignment of the stars that the time is right now for us to get out there.”

The company will require borrowers to have an established credit history. It has arranged for agencies that issue credit ratings to consider the loan in building individuals’ borrowing records.

U.S. Bank does not plan to advertise Simple Loan broadly, partly because it will only be available to existing depositors and partly to hold down expenses associated with it.

“This is a solution where it’s going to be episodic for the customer,” Heitman said. “We want to make sure they are aware that the product exists for them to access if they have a situation.”

‘A crisp, brand new \$100 bill’: KC-area district has a new way to lure kids to class

BY MARÁ ROSE WILLIAMS
mdwilliams@kcstar.com

September 13, 2018 05:30 AM

How to entice students to show up for class every day? How about paying them \$100?

This year, the [Hickman Mills School District](#) will reward perfect attendance with a hundred bucks to one student every month at each of its four secondary schools. Some students might walk a few miles, uphill, in snow up to their knees for that.

“We have been working on this for five years,” said Carl Skinner, deputy superintendent for student services. “Students can’t learn if they are not in school. It’s a nationwide problem.”

Here’s how his incentive program works:

Every week, students with perfect attendance at Ruskin High, the Freshman Center, Smith-Hale Middle School and the Crittenton Center will get their names tossed into a monthly drawing at each school. A student can earn up to four entries each month. The winners’ names will be drawn at the end of every month.



Skinner said the winning students are announced over the public address system, called down to the office and handed “a crisp, brand new \$100 bill.” He said parents are contacted first to find out if they want their student to bring the money home or if they want to pick it up themselves.

“The students are really excited about it and the parents love it,” Skinner said. “It helps them to realize that attendance is important, and there is a bonus.”

The \$400 a month in prize money comes from the district’s educational foundation, an independent funding arm for school programs.

At the elementary schools, winning students will receive a \$50 Visa gift card each month. At the end of the year, those with perfect attendance will get a chance to win a new bike. That portion of the program is paid for through school fundraisers.

Before, Skinner said, the district tried to boost attendance through a punitive program, where parents and students were cited for truancy after the child missed seven days without explanation.

“We found different reasons why students were not in school,” Skinner said. Some missed to work and help their family pay bills. Some stayed home to take care of younger children while their parents worked. So the district began looking for different approaches.

The district still has a truancy program. Parents are called and letters are sent home when a student has missed three to five days. School counselors meet with students and parents to try to remedy the situation before it escalates.

In addition, every school posts an attendance board showing the percentage of students attending that day. Each elementary classroom has an attendance board hanging outside the door.

Classrooms and schools compete to get the highest attendance for the day, Skinner said.

“If there is one thing that students do like, it’s competition,” he said. “We want our students to be here. Its about caring about our students. And now there is a lens on attendance that wasn’t there before.”

The effort comes as schools nationwide face a growing absentee problem.

An estimated 8 million K-12 students were “chronically absent” in the 2015-16 academic year — the most recent year for which national data is available — representing a 10 percent jump over the prior academic year, according to a new report from [Attendance Works](#), a national advocacy and research organization based in San Francisco.

Improving school attendance is important for districts because beginning this December, the U.S. Department of Education will require all states to track student absenteeism. The results would be available to the public online in the schools’ annual federal report cards.

In Missouri, school attendance rates are a high-stakes number that could make or break a district’s Annual Performance Report, which determines state accreditation. Districts can be penalized if 90 percent of students are not in class 90 percent of the time. With a school year of 174 days, that would equate to a student missing 17 days.

Five years ago, Hickman Mills’ attendance rate was just above 70 percent. Last year, after a concentrated effort, the rate increase to 81.1 percent. This year’s goal is 84 percent.

Boosting attendance also has a financial factor attached, since state funding is determined by average daily attendance. Missouri districts lose an average of about \$30 a day for every day a child is absent.

Elsewhere, Fort Worth, Texas, public schools recently created a [\\$1.5 million attendance incentive fund](#) and are giving away iPods and hoodies to students with good attendance.

For the past two school years, [Raytown and Raytown South high schools each gave away a new car](#) to a student who maintained an average 95 percent or better attendance throughout the year. The schools will do it again this school year. The Raytown program mirrors one started several years ago in Los Angeles.

The research on whether incentives work to prod students to improve attendance, behavior or grades is mixed. Experts say success depends on whether the student has some control in the choice to improve.

The “key to making incentives work is getting inside your students’ heads and figuring out what they really want,” Allan Markley, Raytown superintendent, told [Education Week](#) last year. “A lot of kids are working to support their family, a lot of them are homeless. What can we do to entice kids to come to school? They are dealing with a lot, and coming to school may not be their number one priority. So, what does every 16-year-old dream of? Something with four wheels, maybe?”

District data show Raytown saw a small increase in attendance at its high schools in the first year of the program. Last school year it saw a slight decrease. District leaders attribute the drop to “a large-scale school threat” [on social media](#), after which a lot of students stayed away. In addition, Missouri had a high number of flu cases.

The Kansas City Public School District said last year that poor student attendance, as well as high student mobility, were big factors in a drop in its [Annual Performance Report](#).

This year, to attack absenteeism, “we are giving schools extra funds for attendance incentives, are doing weekly attendance meetings at the school level, we have an intervention plan in place for our students with attendance challenges,” said Natalie Allen, district spokeswoman. Kansas City is not giving out cold cash to students, but the district has brought in extra help to knock on doors and talk with parents about getting students to school more regularly.

National education experts have defined chronic absenteeism as missing 18 days of the school year. The Attendance Works national study concludes that “poverty is a key driver of whether students are likely to be chronically absent, much more so than whether they attend a rural, urban, or suburban school.” It also says that “about 4 in 10 high schools have high or extreme levels of chronically absent students.”

Targeting Support: Behind a Big Impact Investment by the Ballmer Group

Ade Adeniji

Founded in 2000, [Social Solutions](#) is an Austin-based tech firm that provides performance management software for the likes of Harlem Children's Zone, the Annie E. Casey Foundation and the U.S. Department of Housing and Urban Development. Social Solutions' software products, called Apricot—for small and mid-sized shops—and Efforts to Outcomes (ETO)—for the largest outfits—help organizations measure the progress that they make with participants and families. Now [comes news](#) that billionaire couple Steve and Connie Ballmer have invested \$59 million over five years for a stake in Social Solutions. The funds will accelerate the development of the firm's Apricot software and make it more widely available for nonprofits working with K-12 students.

I recently spoke with Social Solutions CEO Kristin Nimsger to find out more about the recent infusion from the Ballmers and how the technology company was able to get on the wealthy couple's radar.

Nimsger explains that while Social Solutions has long been a leading provider of software to case management and outcomes causes, the company has lately been going through a transformation, pivoting toward leveraging data in new ways. Social Solutions connected with the Ballmers last year and found aligned visions for harnessing data and technology.

In an era when many philanthropists, nonprofits and government service providers want to better track impact and target resources, a key selling point of Apricot is that it offers ways to do both of those things. Nimsger explains that the capabilities "help leverage the collective intelligence and experience of the sector in order to make recommendations on programmatic work that individuals should be in at the moment when they have the need, or even before they have the need. That's the real driver behind this latest partnership."

Steve and Connie Ballmer launched the [Ballmer Group](#) a few years ago to improve economic mobility for children and families in poverty. Connie has a longstanding interest in at-risk youth, which was sparked after reading stories about kids lost in Washington State's foster system, and she played an instrumental role in founding a regional nonprofit, Partners for Our Children.

As we've reported, the Ballmers have made a string of big moves to support nonprofits working on poverty and education. At the same time, they've trained an eye on the larger issue of better connecting efforts in this corner of the social sector. Connie has said, "We believe that the best work in philanthropy happens when multiple sectors—public, private and nonprofit—come together to tackle problems. Everybody brings a different perspective, and sometimes it's a little painful because we are all so different, but we think that's where the power is. Together, we all go farther."

New collaborations are key. But the Ballmers also see a need for improved data and technology. In announcing the Ballmer Group's partnership with Social Solutions, Connie said that better measuring the impact of services for poor kids is a key to faster progress. "Social service organizations can often be 20 years behind the private sector in the availability and use of data and technology, and so in order to help nonprofits and the families they serve, we want to support leaders in this field like Social Solutions."

Connie has seen the tech challenges in the social services space close up. A few years ago, she was part of a committee trying to bring new technology to Washington State's child welfare offices, replacing cumbersome boxes of case files. The committee opted to build a software system called OLIVER, and the Ballmers bankrolled it with \$9 million. But while caseworkers loved the software, it was a custom system, so broadening it to more agencies and adding more features had to be done from scratch, as well. The price tag cited was between \$50 million and \$200 million. To do it, "you were basically starting a software company," Connie [explained](#) to Bloomberg news. So the couple pulled the plug. There had to be a better way.

"To build this kind of software requires a for-profit company rather than donations to nonprofits," Steve Ballmer said. "There's just a lack of money in this sector," Connie added. "Ten years ago, investing some of your incredibly precious money into data or tech would have been nice, but nobody could afford it. Now, it's mission critical, so they are making room for it."

This is where Social Solutions comes in. The Ballmers are especially excited about Apricot's potential within K-12 public school systems.

The software can monitor school data and use algorithms to determine which students are doing well and may need accelerated programs, and which students may be at risk for falling behind or dropping out. Apricot also combs the resources available in local nonprofits and suggests services such as tutoring, after-school care or meal support. "The software will be able to make recommendations and actually facilitate the referrals within the program," Kristin says. "It's sort of the Netflix of philanthropy." Social Solutions will

eventually expand beyond education, but first priority will be helping kids in the K-12 public school system.

The Ballmers did a fair amount of research before coming into conversation with Social Solutions. Kristin explains that last fall, the firm was able to convince the couple that not only was its software the market leader, but also that "we had the right technology strategy, right team, to deliver our audacious vision."

It's important to note that efforts to use new technology to track and assess students haven't always worked out. Most famously, a \$100 million student data project backed by the Gates Foundation, called InBloom, famously [crashed and burned](#) in 2014. The initiative sparked strong resistance from educators and parents worried about student privacy. Meanwhile, critics of big K-12 technology investments persistently raise questions about who's profiting from such efforts, and whether funds could be better used elsewhere in an era when teachers often use their own money to buy basic supplies for their classrooms.

All that said, philanthropists may be more excited than ever about using new education technology to transform how students learn and how schools operate. In addition, as we've often reported, foundations across many issue areas are tantalized by the potential to better use data to drive impact.

Given the number of funders looking to move the needle on education, often by focusing on specific niches like STEM education for girls or students at risk of dropping out, Social Solutions is in the right space at the right time. Its software allows schools to target support for specific demographics of students and tailor programs specific to their individualized needs and desired outcomes.

To better serve the funding community, Social Solutions has developed a funder portal that the Ballmer Group will be the first to use. The idea here is to allow funders to access and analyze data to see the impact of their donations on the causes they care about.

Ballmer Group Makes \$59 Million Commitment To Software Company Social Solutions To Accelerate Use Of Data By Nonprofits And Public-Sector Agencies

Former Microsoft CEO Steve Ballmer: "I'd like the tech industry broadly to innovate in this sector as well, bringing more tools, integration, and expertise on how to use data to improve our communities."

BELLEVUE, Wash., Aug. 9, 2018 /PRNewswire/ -- Ballmer Group – the philanthropic organization co-founded by Connie and Steve Ballmer – is announcing a \$59 million, five-year commitment to Social Solutions, the Austin-based software company whose product Apricot® is the nation's leading data and case management platform for nonprofit and government social service agencies. The strategic partnership will accelerate product development and cut the software licensing costs for users to enable affordable access to Social Solutions' Apricot software. One key new area of product investment will enable better collaboration across government agencies, nonprofits, and other community organizations using data to achieve common goals.

"Our mission is to give kids living in poverty in the United States a chance at moving up – and demand for social services to enable that is rising faster than the nonprofit sector's ability to meet it," said **Connie Ballmer**. "We need to strengthen this sector, and measurement of the impact of services is at the core of any progress here. Social service organizations can often be 20 years behind the private sector in the availability and use of data and technology, and so in order to help nonprofits and the families they serve, we want to support leaders in this field like Social Solutions."

"After studying this space for the past couple years, we are making our largest commitment yet to improving data use for nonprofit, education and social services work, and we hope this acceleration of innovation will really help these organizations more effectively serve kids and their families," said **Steve Ballmer**. "We are impressed with the mission and work of Social Solutions, and I hope others in the tech industry will also accelerate efforts in this sector, bringing more cloud solutions and expertise on how to use data to improve our communities."

Social service organizations are looking for affordable case management solutions which help them track their clients and service delivery and analyze how to serve them better. They also want to integrate with other systems – drawing community, education and child-specific data together to help measure and drive improvements in education, health, safety, and other indicators.

"The future of philanthropy belongs to those who leverage technology to drive opportunities and outcomes," said **Kristin Nimsger, CEO of Social Solutions Global**. "This alliance between the Ballmer Group and Social Solutions will equip government agencies and nonprofits and their funders with the data and intelligent technology solutions they need to dramatically accelerate

the impact of their work and change the lives of millions of people. Together we will help nonprofit leaders and funders imagine and create the future."

The commitment will be divided between:

- enabling Social Solutions to double-down on research and development to more quickly expand product features and improve design of the Apricot platform,
- facilitating integration with other public and non-profit systems, using robust data-sharing agreements to protect privacy, for better analysis of service results, and
- cutting the licensing costs for early showcase users to show the possibilities in using Apricot.

Apricot clients use the software platform to combine data from local participating community programs, school districts, and government entities to create actionable insights. For example, the Local Investment Commission (LINC), a nonprofit organization in Kansas City, Missouri, uses Apricot software to share data between local schools and its after-school programs. They are able to track critical indicators like student attendance for over 7,000 students across five school districts in the region. Before switching to Apricot, LINC relied on paper records, spreadsheets, and data files that were not always informed by school records and meant that teachers, tutors, and program staff were not always alerted to early warning indicators, particularly among students who were on a path to drop out. A broad range of social service programs, including those focused on job placement, neighborhood improvement, family support, and mentoring can also use the software platform.

In connection with the strategic partnership, Ballmer Group will obtain a financial interest in Social Solutions, which may return a profit if the company increases in value and is sold or goes public. In addition to the financial commitment, Steve Ballmer will become a Board Observer for Social Solutions, bringing the perspectives of his philanthropy work and his technology and business career.

About Ballmer Group

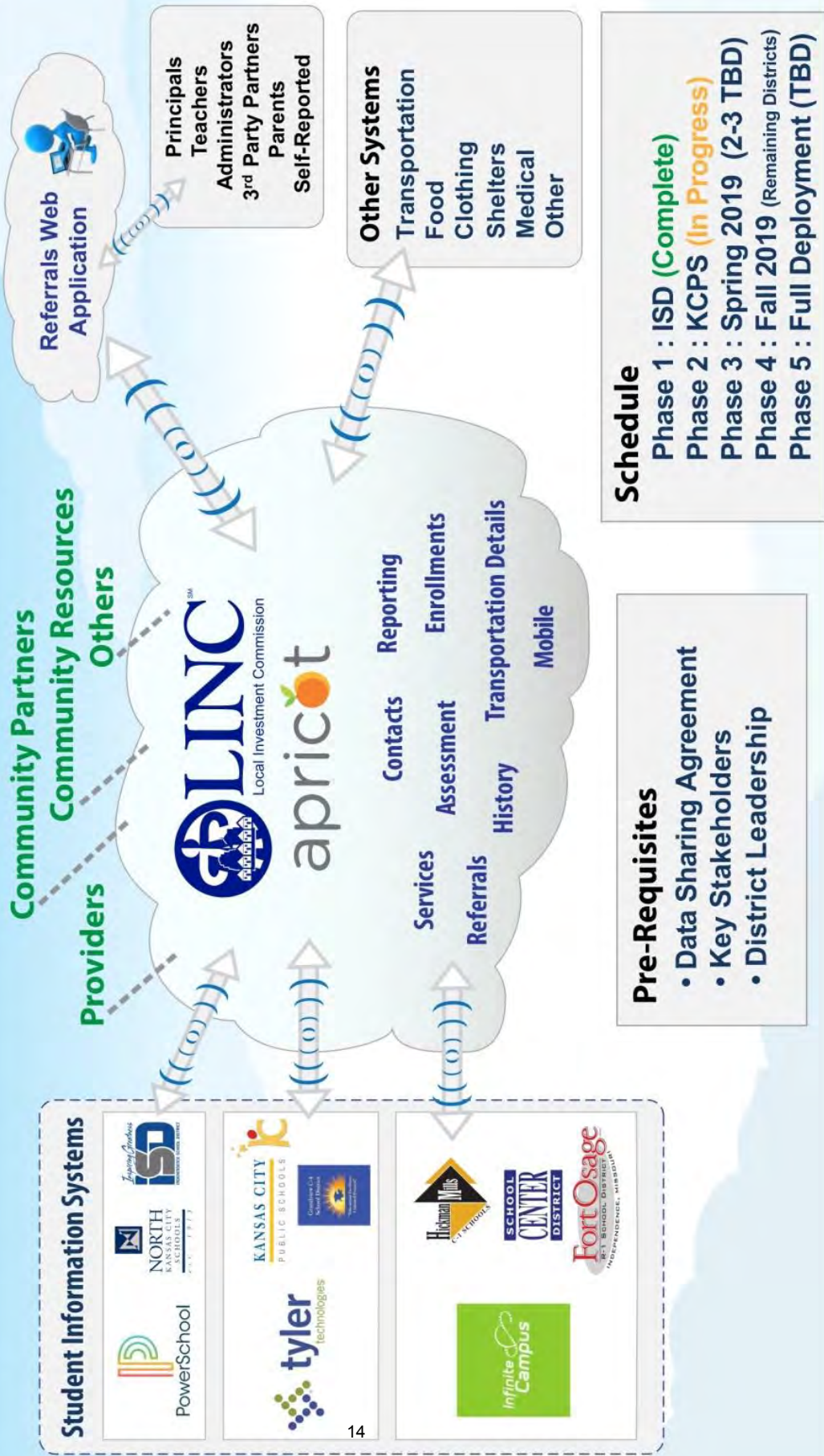
Ballmer Group works to improve economic mobility for children and families in the United States who are disproportionately likely to remain in poverty. It supports the use of data and strong partnerships among public, private, and nonprofit organizations at the community level to more effectively serve families. Ballmer Group was co-founded by philanthropist and civic activist Connie Ballmer and her husband Steve Ballmer, former CEO of Microsoft, founder of USAFacts, and chairman of the Los Angeles Clippers. Twitter: @BallmerGroup

About Social Solutions Global

Social Solutions Global, the provider of Apricot® and Efforts to Outcomes (ETO®) Software, specializes in outcomes management software for human services, workforce, and education programs. Across the globe, our software is the leader in equipping thousands of organizations with the tools needed to transform the lives of children, adults, and families by making data useful to staff at all levels, from case managers to executive leadership. Follow us on Twitter: @SocialSolutions

SOURCE Ballmer Group

High-Level Students In Transition System Framework



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By [Evan Ramstad](#) Star Tribune

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Big win for Healthy Homes shows broad concern about KC rental problems, advocates say

BY BILL TURQUE
bturque@kcstar.com

August 08, 2018 06:33 PM

Broad [voter support](#) for Kansas City's Healthy Homes ballot proposal ([Question 1](#)) shows that concern about conditions in rental housing extends well beyond low-income communities, tenant advocates said Wednesday.

The measure, which authorizes the health department to respond to tenant complaints and fine landlords, ran strongly on both sides of the Missouri River. It won 58 percent of the vote in the suburbs and exurbs of Clay and Platte counties, and nearly 56 percent in the Kansas City portions of Jackson County.

"I think the results show that the issue of Healthy Rental Housing is not just an Urban Core issue but an issue that affects renters everywhere," Mayor Pro Tem Scott Wagner said in a text message.

Wagner, a candidate for mayor, campaigned for the ballot question after he sponsored a similar proposal last year that stalled in the City Council's housing committee.

"The results tell us that people in Kansas City know there are housing needs," said Lora McDonald, executive director of the [Metro Organization for Racial and Economic Equity](#)(MORE2), which organized the campaign for Question 1.

The ordinance, effective on Sept. 2, will create a team of health inspectors financed by a \$20 per unit annual fee from landlords. Problems that go uncorrected after an initial inspection will trigger a \$150 fee. Subsequent inspections will cost \$100.

Dr. Rex Archer, the health department director, said the inspection system will ramp up gradually as revenue from annual rental permit fees, due beginning Jan. 1, starts to come in. Archer said he anticipates hiring four new inspectors in October and four more in January.

The permit revenue will also go toward relocation costs for tenants who need to be removed from unhealthy conditions.

“We’re not helping ourselves if we move a family from a bad apartment to the street,” Archer said.

In addition to investigating complaints, inspectors will be authorized to make random, unannounced visits to rental properties. A newly drafted Healthy Homes Rental Inspection Report lists 50 items they could be looking at, including evidence of pests, mold, standing water, broken toilets, heating that falls below 65 degrees in the winter and hazardous electrical wiring.

The new ordinance also calls for formation of an advisory board, patterned after the health department’s nine-member Food Protection Advisory Board, composed of landlords, tenants, city officials and other stakeholders. Members will be appointed by Mayor Sly James.

Archer said he is looking for board members to offer guidance and suggest changes or modifications in the fledgling inspection program.

“I’ve never launched a new program, especially one of this size, that doesn’t have to be tweaked to make it better,” he said.

Kansas City landlords are overreacting to modest proposals on affordable housing

BY THE KANSAS CITY STAR EDITORIAL BOARD

September 12, 2018 07:12 PM

Kansas City landlord [Stephen Summers](#) angrily announced at a City Council committee meeting on [affordable housing](#) Wednesday that local officials are cracking down so hard on property owners like him that he's "in the process of liquidating" the rental properties he owns here and "will no longer buy homes ... buy gasoline, eat in restaurants or spend any money at all in Kansas City."

Over-the-top, yes. And completely out of sync with the modest and overdue proposals under consideration in a city where almost half of all residents are renters, and owners have long been only lightly regulated.

Yet a succession of landlords, or as they prefer to be called, housing providers, lodged complaints at the housing committee hearing, about "onerous inspection requirements" and misguided "[do-good organizations](#)." They asked where the incentives were for doing the right thing, and, wondered aloud, while five City Council members listened, why landlords weren't being listened to.

They continued to lament the already voter-approved new [Healthy Homes](#) ordinance. One owner told the committee that paying \$20 a unit for basic health and safety inspections "hinders my process to grow because I now have to basically not only maintain this home beyond a standard that my own home be maintained, but I have to also make sure these tenants maintain the home while they're there."

Did we mention that the proposals under consideration are really basic?

That they're generating such aggressive pushback suggests how weak tenants' rights have been in Kansas City.

One of the supposedly onerous new proposals, for instance, would keep landlords from refusing to rent to someone who was evicted more than five years ago, or who was evicted but prevailed in court. But doesn't that seem only fair, when an eviction for whatever reason can make housing all but impossible to get?

Kansas City rolls out sweeping affordable housing plan. Some landlords are opposed

BY BILL TURQUE
bturque@kcstar.com

September 12, 2018 05:45 PM

Howard Adams became a Kansas City landlord while he was still a delivery driver, rehabbing houses himself and renting them out to provide a retirement income.

Most go for \$500 to \$700 a month, he said, squarely in the range of what city policymakers would call affordable housing — a major element of the sweeping [new five-year housing plan](#) introduced by city officials Wednesday.

Adams was one of about a dozen property owners who came to City Hall to say that portions of the plan, if adopted, would hinder their ability to do business.

“I feel I have helped improve the lives of many of my tenants,” Adams, 72, told the City Council’s housing committee. He said he had the flexibility to take chances on tenants with sketchy credit or work histories because he “looked at each applicant as an individual.”

SIGN UP

Among the draft’s 70 pages are a series of provisions enhancing tenants’ rights. They include prohibiting landlords from turning away prospective tenants if they had been evicted more than five years ago, or were involved in an eviction lawsuit they won. The draft policy would also bar landlords from discriminating on the basis of an applicant’s source of income. This would include housing vouchers or Social Security.

“What you are proposing will take that flexibility away from me,” Adams said. “I will have to look for higher credit scores, longer periods on the job and no contact with the court system.”

Rents and security deposits would go up “to allow for the extended costs of removal of a tenant should I make a bad judgment call,” he said.

Tenant advocates said the proposed protections are an essential part of any new housing policy.

Gina Chiala, executive director and staff attorney for the Heartland Center for Jobs and Freedom, spoke in favor of provisions for expanded legal representation of tenants trying to navigate eviction proceedings in court.

“These people do not have access to counsel,” Chiala said, adding that she’s seen many defendants unwittingly sign their own eviction documents.

The testimony followed a briefing by city staff on the major objectives of the plan, which combine short- and long-term goals intended to grow the supply of rental and owner-occupied housing at all income levels.

Neighborhood and Housing Services Director John Wood said the plan reflects aspirations to make Kansas City a model for progressive housing policy.

“The bottom line is what do we want to be known for when we grow up?” Wood said.

Major goals include construction or preservation of 5,000 low- to moderately-priced single-family homes or apartments by the end of 2023. The plan also calls for creation of a \$75 million public-private housing trust fund to make loans and grants for rehabilitation and preservation of homes.

How such a trust would be funded was a question that went unanswered.. Among the public sector options are the sale of general obligation bonds or revenue from the Central City Economic Development sales tax approved by voters last year.

Some council members want to move more quickly to make changes. City Councilman Quinton Lucas, housing committee chairman, and Mayor Pro Tem Scott Wagner said they plan to introduce a series of measures at Thursday’s City Council legislative session. They include:

- Creation of a \$15 million housing trust fund financed exclusively with city money; \$10 million would come from an increase on out-of-state online purchases of more than \$2,000, and \$5 million from the central city sales tax revenue.
- An ordinance requiring that at least 15 percent of all new residential construction receiving tax abatements or other incentives include units affordable for households making up to 80 percent of the city’s median income, or about \$39,000.
- An ordinance that would temporarily relax property code enforcement for people rehabilitating vacant homes.
- A resolution asking the city manager to prepare within 30 days a plan for establishing “inclusionary zoning” for all new residential projects. Such a system would require builders include units at a mix of income levels in exchange for the right to build at greater size.

Wagner and Lucas said they would like to gain City Council passage of the measures by the end of the year.

Kansas City is trying to make sure it doesn't join the growing list of cities around the country that have become completely unaffordable for the non-rich. "The bottom line," Neighborhood and Housing Services Director John Wood said, "is what do we want to be known for when we grow up?"

The main goals of the five-year plan laid out on Wednesday are to build or rehab 5,000 affordable homes or apartments by the end of 2023 and create a \$75 million housing trust fund that would make rehab loans and grants available.

On Thursday, City Councilman Quinton Lucas, who chairs the housing committee, and Mayor Pro Tem Scott Wagner intend to introduce several measures they hope to see passed by the end of the year.

One is a resolution that would ask the city manager to review how the permit process could be streamlined to encourage the construction of more affordable housing.

Another is a resolution asking for a study of inclusionary zoning, which means that you can only build if you construct a certain percentage of affordable units.

One ordinance they're proposing would create a \$15 million housing trust fund with city money.

Another would require developers who receive incentives from the city to rent at least 15 percent of their new units to those who earn up to 80 percent of the city's median income, or about \$39,000. That would mean a rent of about \$960.

Other proposals would ease property code enforcement while an owner is rehabilitating a property and expand fair housing protections to ban discriminating against those with housing vouchers and tenants who have been victims of domestic violence, stalking or sexual assault.

None of these strike us as reason to refuse to work, eat or fill up the tank with gas in Kansas City.

KC is gearing up to adopt its first affordable housing plan. Here's what it could be

BY BILL TURQUE
bturque@kcstar.com

September 11, 2018 12:37 PM

A \$50 million housing trust fund and new zoning laws to require low-cost housing as part of all new residential construction are among the ideas Kansas City is considering to address its affordable housing shortage.

City officials are scheduled Wednesday to introduce a first-ever long-range housing plan, intended to expand ownership opportunities for low-income residents and spur more of a social and economic mix in a city with a long and deplorable history of residential segregation.

“We need to set a lofty goal,” said John Wood, assistant city manager and director of housing and neighborhood services.

The plan, [commissioned by the City Council](#) last November, lands at a moment of peak anxiety about affordability — long considered Kansas City’s strong suit as a place to live and work. But stagnant wages, rising rents and a housing industry largely focused on the luxury market are eroding that advantage.

Home prices continue to rise while the inventory of houses for sale — especially for first-time buyers — remains tight.

Nearly half of the city’s renters and a quarter of homeowners meet HUD’s definition of [“cost burdened,”](#) meaning they are spending more than 30 percent of their annual household income on mortgage or rent.

Officials estimate that the city needs 7,000 additional affordable units for families making less than \$15,000 a year. Households in the \$50,000 to \$75,000 range face a deficit of more than 10,000 affordable units.

It’s an urgent issue in virtually every community.

An estimated 38 million rental and owner-occupied households are cost-burdened, according to the Harvard Joint Center for Housing Studies. The National Low-Income Housing Coalition recently reported that there is no state, metropolitan area or county where a worker earning federal minimum wage can afford a two-bedroom rental home at fair market rent by working a standard 40-hour week.

“This is a national failing we’re experiencing at the community level,” said Brent Schondelmeyer, deputy director for community outreach at the Local Investment Commission (LINC), a Kansas City nonprofit that supports children and families.

Trust fund for housing

If there was a single moment that underscored Kansas City’s affordable housing shortage, it came Feb. 28 at a city council hearing on [Three Light](#), the latest luxury apartment tower planned for downtown.

One and Two Light, the first two high-rises built by Cordish Companies with tax abatements and other publicly financed incentives, were successes. Given the scarcity of low- and moderately priced housing across the city, a couple of council members asked, why should they continue subsidizing high-end downtown apartments?

Cordish executive Nick Benjamin said the buildings were indeed affordable. His evidence: one-bedroom apartments available for \$1,600 per month.

The council, concluding that it was bound by a 2004 agreement, [grudgingly agreed](#) to extend the incentives to Three Light. But not without extracting a commitment from Cordish to create 100 low-priced apartments at the historic Midland office building.

The proposed housing blueprint would give the city more tools to require developers to include such apartments. It’s a plan long employed elsewhere but yet to be used in Kansas City.

A housing trust fund of as much as \$50 million would issue loans and grants to support rehabilitation and preservation of existing affordable homes while stimulating construction of new units.

A principal goal is to help low-income residents restore the urban core’s huge stock of vacant homes, lifting them into ownership where banks have been unwilling to extend financing.

“One of the messages people need to get out of all this is, ‘Why pay rent?’” said Wood.

In the last two years, trust funds have been created in Denver, Baltimore and Pittsburgh to preserve and promote affordable housing. In Charlotte, voters will be asked on the November ballot to approve a \$50 million bond issue to bolster the city’s housing trust.

Wood said a mix of public, private and philanthropic dollars will be essential.

“It’s a fantasy to think we can do this alone,” he said. “We have to make a bold case for funding to support this.”

Options for public funding include bonds and revenue from the 1/8-cent sales tax for [Central City Economic Development](#), approved by voters last year.

Inclusionary zoning explained

It's been around for many years — in Washington D.C., New York, Massachusetts, suburban Maryland and hundreds of other localities.

The particulars vary, but the basic idea is that residential developers are required to set aside anywhere from 10 percent to 20 percent of new construction for low- and moderate-income households. The units must be within reach of families making anywhere from 60 percent to 100 percent of an area's median annual household income. In Kansas City that is currently \$47,480.

In exchange, developers receive the right to build beyond what would normally be allowed under conventional zoning.

Other incentives include relaxation of parking requirements, expedited permitting and reduced fees. In some communities, developers can opt out of the affordability requirement by making payments the city can use for housing.

Local proponents see it as a crucial hedge against gentrification as development begins to move along the Troost corridor and neighborhoods to the east.

"I think we're at a critical point," said Dianne Cleaver, executive director of the [Urban Neighborhood Initiative](#), a nonprofit active in revitalizing the city's east side. "There is a window of opportunity and it's coming down for some areas."

Inclusionary zoning has drawn opposition from the housing industry in other cities as an assault on property rights and more government regulation. It is likely to trigger push back here as well.

"I understand the intent and the need for affordability," said Bob Mayer, president of MR Capital Advisers, a consultant who works with developers. "But when you start regulating it's a lot easier to do business outside of Kansas City than inside Kansas City."

Wood said a careful study will need to be conducted first, looking at the potential impact of the zoning change on the local housing market.

"We don't think it should be just laid on the table and say 'This is it,'" said Wood. "We don't want to drive developers away."

What do mayoral candidates say?

The affordability debate is landing in the midst of the 2019 mayoral race.

Councilman Quinton Lucas, chair of the council's housing committee and one of nine candidates, said there's no reason it has to be a campaign issue, and that the council has ample time before next spring to adopt a comprehensive new policy.

Lucas is also expected to introduce his own package of proposals this week.

One would revise a measure he successfully sponsored last year, increasing from 10 percent to 15 percent the proportion of affordable units in projects where developers have accepted tax abatements or other incentives. They must be within reach of households making up to 80 percent of median income.

He will also propose a housing trust fund financed, at least in the short term, with public money. He would expect \$10 million to come from an increase in the business use tax for out-of-state purchases of more than \$2,000. Another \$5 million would be drawn over the next several years from the Central City sales tax.

On inclusionary zoning, Lucas said he is not persuaded that a study is needed before the council can act.

"I think what the council and our community are looking for are ambitious proposals, not simply directions for more study," he said.

Lucas said he will introduce a resolution requiring City Manager Troy Schulte to return in 30 days with a plan for implementation.

If the resolution is approved, Schulte will likely still recommend a "nexus study," a detailed analysis of the local housing market and demographics designed to see what level of mandated affordability is possible.

Here are the other candidates' housing ideas:

- **Councilman Scott Taylor** is proposing a \$10 million home improvement fund — source of the money to be determined — as part of a broader plan for revitalizing the city's east side. He favors an affordable housing fund financed by refunds or surpluses from old Tax Increment Financing (TIF) projects.

- **Councilwoman Alissia Canady** said she wants to see low-interest, forgivable home rehabilitation loans in lieu of new construction to address one of the greatest housing needs — three-bedroom homes for under \$1,000 a month.

"There's more opportunity to rehab existing housing stock and keep property affordable in the (urban) core," Canady said.

- **Crossroads businessman Phil Glynn's** company, Travois, builds housing in Native American communities using the Federal Low Income Housing Tax Credit to leverage other capital. He said he supports inclusionary zoning and creation of a local trust fund. He said the fund could be financed by fees from developers who opt out of building affordable units.

He also supports freezing the property taxes of long-term low-income residents to protect against gentrification.

- **Attorney Stephen Miller** said it was important that downtown, River Market and Crossroads have housing for a variety of income levels. "Young people, teachers, nurses, emergency responders and others should have options," he said.

- **Former Missouri Secretary of State Jason Kander** said he was "open to a lot of topics that are on the table." He also said Kansas City is in the fortunate position of being able to address affordability issues without seeing housing costs spiral out of control as they have in other cities.

"We are not past the point of no return," he said.

- **Councilman Jermaine Reed** he favored local legislation that will "create a diversity of housing options at price points that fill in the gaps that have resulted from the status quo."

- **Community activist Rita Berry** said she favored low-interest loans to buyers willing to fix up vacant homes and easing property code enforcement for five years to allow them leeway to finish.

- **Mayor Pro Tem Scott Wagner** did not respond to a query.

Wednesday

The council's housing committee is scheduled to discuss affordability proposals Wednesday, Sept. 12, at 11:15 a.m. in the council chambers on the 26th floor.



Missouri-Kansas Chapter 2018-2019 Fellows

Yolanda Cargile
Hickman Mills

Samara Crawford Herrera
Kansas City Public Schools

Trent DeVreugd
Local Investment Commission

Andrea Dixon-Seahorn
Liberty Public Schools

Aaron Duff
Platte County School District

Eric Flack
Lee's Summit R-7 School District

Tim Gallagher
North Kansas City Schools

Suzanne Hull
Missouri Department of Elementary
and Secondary Education

Jennifer Kephart
Lee's Summit R-7 School District

Eric Lanier
Local Investment Commission

John McKinney
Shawnee Mission School District

Kevin Nelson
Hollis + Miller Architects

Bill Nicely
Kearney School District

Brett Potts
Blue Valley Schools

Vivian Roper
Lee A. Tolbert Community Academy

Tamara Sandage
Center School District Early
Childhood

Brent Schondelmeyer
Local Investment Commission

Chad Sutton
North Kansas City Schools

Matthew Tarwater
Lone Jack Schools

Shelley Taylor-Doran
Local Investment Commission

Ray Weikal
Kansas City Public Schools

EPFP Coordinators

Bob Bartman
Local Investment Commission

Gayden Carruth
Cooperating School Districts of
Greater Kansas City

LINC Chess Club

*Fall 2018
Schedule*

Before and After-School Clubs

School	Days	Time	Grades	Begins
Blue Hills (beginners)	Tuesdays	4:00 - 5:15 PM	2nd - 6th	Sept. 11
Blue Hills (advanced)	Wednesdays	4:00 - 5:15 PM	2nd - 6th	Sept. 12
Buckner	Thursdays	7:00 - 8:00 AM	2nd - 4th	Sept. 13
Cler-Mont	Tuesdays	3:30 - 4:30 PM	2nd - 4th	Sept. 11
Elm Grove	Wednesdays	8:00 - 9:00 AM	2nd - 4th	Sept. 26
Indian Trails	Mon. & Wed.	3:30 - 4:30 PM	2nd - 6th	Sept. 10

Evening Club

Blue Hills (all abilities) Tuesdays 5:30 - 7:00PM 2nd - 12th Sept. 11



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