PROJECT DESCRIPTION:
The 109-year-old Bancroft school building, vacant since 1999, was converted into 29 apartments, along with 7,000 square feet in community space. The project also includes construction of 21 brand new townhomes on the school grounds. Bancroft renovation meets LEED platinum standards for environmental design. Environmentally friendly features include a 75 kW solar array on the roof; healthy, low-VOC interior and exterior paints; cradle-to-cradle certified carpet, wood and tile flooring; cradle-to-cradle certified kitchen and bathroom countertops; and a high-velocity HVAC system.

The project is located in the Green Impact Zone, an area where targeted use of federal funds is transforming the community after decades of disinvestment, with sustainability as the guiding principle. World-class architecture, LEED platinum standards and innovative design are cornerstones of this project, which provides affordable housing options to a community in need.

PROJECT GOALS:
- Reinvestment in the community.
- Preserving a historic community landmark.
- Demonstrating that environmental design techniques can succeed in the urban core.
- Creating a catalyst for further community transformation.
- Attracting new residents to the neighborhood.
- Creating job opportunities
- Incorporating community space into the design.

COMMUNITY BENEFITS AND LESSONS LEARNED:
- 50 units of environmentally friendly, affordable housing.
- Community health services.
- This project serves as a catalyst for further development.
- The public meeting space will bring new resources into the community, including library services, education and training, and a mobile medical clinic.

FUNDING SOURCES AND PARTNERSHIPS:
The $14.1 million Bancroft project is funded by a public/private partnership led by Make It Right, the foundation created by actor Brad Pitt to help rebuild New Orleans’ ninth ward after Hurricane Katrina. Funding also includes significant donations from the Dreizeszun Family Foundation and U.S. Bank, as well as nearly $5 million in federal and state tax credits. Partners include Dalmark Development Group, Straub Construction, BNIM Architects, Neighborhood Housing Services, Manheim Park Neighborhood Association, Mid-America Regional Council and the Green Impact Zone.

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