

MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM

**LOWRY HILL EAST
NEIGHBORHOOD
ACTION PLAN**

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Lowry Hill East
Neighborhood Revitalization Program
Full Plan

**APPROVED BY NEIGHBORHOOD BALLOT IN
DECEMBER 1998**

Lowry Hill East Neighborhood Action Plan.

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To create and sustain a vibrant, safe and inviting neighborhood with well-maintained houses, businesses and buildings; where people can enjoy parks, recreational areas and gathering spaces in comfort and safety; where traffic and transit patterns enhance the residents' quality of life; where businesses have a stable economic environment and contribute to the neighborhood's vitality; and where all residents are valued and work together for the common good.

Neighborhood Profile

Lowry Hill East, also known as the Wedge, is bordered by Interstate-94 on the north, Lake Street on the south, Lyndale Avenue on the east, and Hennepin Avenue on the west, in Minneapolis.

The 1990 census reported 5,933 neighborhood residents, 81 % of residents are renters, 3,448 housing units, 77% of the housing was built before 1920, 140 businesses are along neighborhood borders, 56% of residents are from the ages of 25 to 44, 75% of residents are employed, 13% of the residents are nonwhite, 20% of households are families (two or more people), and 43% of households are headed by women.

First Step Plan Development

Neighborhood volunteers started NRP in Lowry Hill East in 1994, when the neighborhood's NRP participation agreement with the city was made. The neighborhood was allotted \$3,799,363 in NRP funds for the first decade of NRP.

The first Lowry Hill East NRP Steering Committee was elected in October 1994. The committee was reelected in 1996 and 1997, and in February 1999. The committee conducted surveys in 1995 of residents, rental property owners and businesses, identifying five areas of concern: infrastructure, crime and safety, housing, arts and commerce, and youth and education. Volunteer task forces then gathered and planned strategies or projects to address each category.

These strategies were compiled into our NRP First Step Plan, for an initial \$350,000 of the neighborhood's total funds. The First Step Plan was approved by neighborhood vote and by city officials in 1996. In June 1997, a part-time staff person was hired by the neighborhood to assist in NRP implementation and Full Plan development. To date, most of the First Step Plan's 25 strategies have been or are being implemented, including home and business improvement grants, security lights and locks rebates, contribution to the Midtown Greenway bike path, new neighborhood entrance signs and others.

Early Access Development

The neighborhood and city approved spending \$383,673.50 in 1997 and 1998 for "early access" projects: expanding Intermedia Arts and Jungle Theater, \$100,000 each, and pARTs photo gallery, \$10,000; enhancing the new playground at Jefferson Elementary School, \$80,000; and upgrading the renovation of Mueller Park, \$93,673.50.

Full Plan Development

Steering Committees of 1996-97 and 1997-98 organized task forces again for the five areas, collected and debated funding proposals, reviewed proposals generated from the 1995 surveys, and conducted straw polls of residents to prioritize Full Plan proposals.

All neighborhood residents and property owners were welcome to join the process. Meetings, contact names and phone numbers were published in the *Wedge* neighborhood newspaper each month, and publicized in mailings and at special events, in the past year. The original 42 proposals submitted for the Full Plan were presented at special meetings in June and July 1998 for neighborhood feedback. Proposals and revisions were published in the *Wedge* in July, September and November of 1998. Original proposals had costs exceeding the approximate \$3.1 million Full Plan budget by more than \$2 million.

The Steering Committee then reviewed First Step strategies, finding six which it felt were unnecessary or costs were less than expected, for a total savings of \$52,160.83. Three of the six which the committee deemed unnecessary were \$5,000 for graffiti removal (the city already offers graffiti abatement assistance); \$25,000 for a study addressing needs for artists housing, and \$12,000 for a study of affordable housing in general (similar studies were being conducted by government agencies in conjunction with the Urban Village project). The other three projects were found to require less funding than the First Step Plan allocated: block leader recruitment, \$1,800 left from \$3,000 allocated; traffic calming evaluation, \$3,360.33 left from \$12,000 allocated; and a truth-in-renting information program, the total \$5,000 allocation left because the program was conducted free through a University of Minnesota student project.

The Steering Committee voted to move the \$52,160.83 saved from the six projects into the Full Plan budget, by modifying the First Step Plan and amending affected contracts, bringing the total Full Plan budget to \$3,117,850.33. Summaries of this process were published in the October 1998 *Wedge* and Full Plan ballot cover page.

The task forces and Steering Committee then prioritized further, honing the Full Plan down to 22 final proposals which met the budget.

In October 1998, the Steering Committee and Lowry Hill East Neighborhood Association Board approved the proposed Full Plan. A preview of the plan was presented at a special neighborhood meeting in November, with a question and answer period conducted by the Steering Committee. Clarifications were made to the ballot language based on questions arising from that meeting.

Ballots then were mailed to neighborhood households and to those who own property or a business in the neighborhood by Dec. 1, requiring voters to return the ballot in postage-paid enclosed envelopes by Dec. 11. Ballots were counted by the Steering Committee Dec. 15. A total of 401 ballots were counted at that time, representing about 545 total voters (each ballot allowed up to two adults to cast votes). The 401 ballots returned were about 10% of total ballots mailed to potential voters. The ballots resulted in neighborhood approval of 18 of the 22 plan strategies.

CRIME & SAFETY

1. Goal: Increase security of homes, apartments, businesses and public spaces.

1.1 Increase security lighting in all areas of the Lowery Hill East

How: Encourage the installation of motion-detector lights, photocell lights, timer lights, yard lights, lights in parking lots, and lights in apartment common areas (such as laundry rooms and entry vestibules) by providing partial rebates for the materials and installation costs.

Contract Manager: NRP

Outcome: Eight rebate recipients as of March 5, 1999 for total of \$949.89; \$2,296.76 spent for publicity; \$23,753.35 remaining for future applicants.

NRP funds:
First Step 1.....\$27,000
Total:.....
\$27,000

1.2 Encourage renters, apartment managers, and homeowners to take other permanent steps to increase the security of Lowry Hill East residences.

How: Provide partial rebates for permanent home or apartment security measures, such as "partial open" window locks, dead bolt locks, locks on vestibule doors and security glass.

Contract Manager: NRP

Outcome: Three rebate recipients as of March 5, 1999 for total of \$79; \$9,921 remaining for future applicants.

NRP funds:
First Step 2..... \$10,000
Total: \$10,0

1.3. Promote existing crime fighting programs, provide safety education-particularly to new renters-and strengthen block clubs.

How: Door-knock in an effort to identify the residences of block club leaders who volunteer to provide a safe haven in time of danger, encourage apartment managers to be block club leaders in their buildings, hold informational meetings, and develop additional materials on personal safety.

Contract Manager: NRP

Outcome: Consultant hired for \$1,200 to recruit block leaders as part of volunteer recruitment for Jefferson playground building project; Community Crime Prevention division of Police Department indicated intention to focus on block leader recruitment in Lowry Hill East in 1999; leaders listed for 25 of 42 blocks but not all active.

Plan Modification: Adoption of this Plan will reallocate the unspent balance of \$1,800 to other strategies in the Neighborhood Action Plan.

NRP funds:
First Step 3..... \$3,000
Modification -1,800
Total: \$1,200

2.1. Graffiti removal team

How: Volunteers will work with Housing Inspections to remove graffiti from public spaces with graffiti removal kits or a rented sandblaster, repaint problem areas with graffiti resistant paint, encourage continuing graffiti removal effort.

NRP funds:
First Step 4.....\$5,000
Modification -5,000
Total:\$0

Outcome: City offers free graffiti removal materials for private property owners (at fire stations) and removal service for public property.

Plan Modification: Adoption of this Plan will reallocate the unspent balance of \$5,000 to other strategies in the Neighborhood Action Plan.

3. Goal: To increase security and safety of apartments, businesses, homes and public spaces that do not already have extra police service

3.1 Bike Patrol Police

How: Neighborhood committee to develop contract with Minneapolis Police Department, Fifth Precinct, for the neighborhood to receive "buy back" police bike patrol service in Lowry Hill East for approximately seven years. Committee will propose the police will match the service time with the time paid for by NRP funds.

NRP funds
1999.....\$ 21,000
2000..... 20,000
2001..... 20,000
2002..... 20,000
2003..... 20,000
2004..... 20,000
2005..... 20,000
Total.....\$ 141,000

Contract Manager: Minneapolis, Police Department

4. Goal: Improve security of pedestrians during and after business hours in areas not served by existing lights.

4.1. Business security, lighting

How: Provide partial rebates to businesses for all-night lighting over public sidewalks outside commercial buildings, using decorative "look down" fixtures. Neighborhood committee of LHENA to set criteria; committee and LHENA staff to implement applications and distribution of funds.

NRP funds:
1999 \$19,000
Total: \$19,000

Contract Manager: MCDA

Goal: Create crime deterrent to complement the police.

5.1. Volunteer patrol

How: Establish volunteer patrol of residents to walk or bike in small groups, wearing bright, easily recognized clothing, and carrying cameras and cell phones to make reports to police. Neighborhood committee to organize. NRP Funds will be used for materials such as clothing, cameras, and cell phones if needed.

NRP Funds:
2000.....\$1,500
Total.....\$1,500

Contract Manager: NRP

6. Goal: Promote non-automotive transportation choices and neighborhood safety by keeping commuter/through traffic on main routes and buses on existing routes.

6.1 Traffic counts

How: Work with Minneapolis Public Works to conduct traffic counts to determine traffic calming approaches.

Contract Manager: Minneapolis Public Works Department

Outcome: Counts done in 1997 and 1998; actual cost \$8,639.

Plan Modification: Adoption of this Plan will reallocate the unspent balance of \$3,360 to other strategies in the Neighborhood Action Plan.

NRP funds:
First Step 5.....\$12,000
Modification3,360
Total \$8,640

6.2 Bikeway planning

How: Provide neighborhood representative in Midtown Greenway and Loring Park bike bridge design process and related biking concerns.

Outcome: Representatives provided in the above; bikeway park, route signage and literature included in Strategy 8.1.

NRP funds:
First Step 6 \$0
Total: \$0

6.3 Street lights for 24th Street

How: Advocate lighting funds from City Council for 24th Street, a "short blocks" corridor, a particularly dark street in Lowry Hill East and a significant bus route.

Outcome: City Council member for Lowry Hill East reported updated city program for all short blocks citywide to receive lighting; 24th Street lights provided.

NRP funds:
First Step 7 \$0
Total: \$0

6.4 Evaluate throating experiment north Of 26th Street

How: Consider throating or other traffic calming measure for south half of neighborhood.

Outcome: Based on traffic counts above, neighborhood committee recommended to city: moving 22nd/Aldrich bus shelter because of sight hazard; 90-minute parking on 22nd from Lyndale to Aldrich; stop signs improvement on 27th; 1 hour parking on 27th from Girard to Hennepin; school slow signage on 26th; and speed humps (defeated in Full Plan ballot).

NRP funds:
First Step 8 \$0
Total: \$0

6.5 Address,I,J--Lake parking

How: Evaluate request from Lyn-Lake Association for

NRP funds:

\$50,000 to help pay for a 128 stall parking lot at Lake and Aldrich. Total cost of the lot is expected to be between \$500,000 and \$600,000. Each of the four neighborhoods surrounding Lyn-Lake is being asked to contribute \$50,000

Outcome: Customer parking lot to be built at Lake and Aldrich; Lyn-Lake Association said funding secured elsewhere; neighborhood committee suggested possible future NRP funds (second decade) for second or third tier to lot, if spaces could be used by residents.

First Step 9..... \$0

Total: \$0

7. Goal: Support Midtown Greenway planning and construction.

7.1. Provide funds for Midtown Greenway

How: The City indicated in August 1995 that unless the Lowry Hill East and East Isles neighborhoods each committed \$27,000 in NRP First Step funds to the Greenway project, a large amount of Federal matching funds would be lost and the Greenway project would be delayed or canceled.

NRP funds:

First Step 10..... \$27,000

Total: \$27,000

Contract Manager: Minneapolis Public Works

Outcome: \$27,000 to be used for Greenway construction.

8. Goal: Create attractive, well-planned way to direct bike traffic from "bottleneck" bike bridge at Lyndale Avenue and Interstate-94 area to the 29th Street Midtown Greenway.

8.1. New park

How: Create green space on south side of I-94, between Lyndale and Hennepin avenues, to serve as neighborhood gateway and landing point for future bike bridge from Loring Park. Also create bicyclist booklets including maps and biking rules, and install signs directing bicyclists onto Bryant Avenue leading to Midtown Greenway. Funds will be used for design, booklets, regrading and landscaping.

NRP funds:

1999 \$131,000

Total: \$131,000

Contract Manager: Minneapolis Public Works.

9. Goal: Enhance south Hennepin Avenue streetscape

9.1. Hennepin trees and lights

How: Contribute to expenses for an estimated 81 lights and 81 trees to be installed alternating every 20 feet along east side of Hennepin from Franklin Avenue to 28th Street. NRP funds to be supplemented with property owner assessments.

NRP funds:

1999 \$218,000

Total: \$218,000

Project Partners: South Hennepin Business Association, Hennepin Avenue Task Force

Total Contributions (estimate):

Contract Manager: Minneapolis Public Works

LHE NRP..... \$218,000

Other 284,000

Total: \$502,000

10. Goal: Upgrade outdoor environment of Jefferson School.

10.1 Jefferson School playground

How: Rehabilitate playground and install fencing and landscaping involving volunteers from Lowry Hill East and East Isles and parent-teacher association.

Contract Manager: Minneapolis Public Schools

Outcome: School community playground built using 200 volunteers in summer 1997.

NRP funds:

First Step 11..... \$66,000
Early Access..... 80,000
Total: :..... \$146,000

Total funds (estimate):

LHE NRP..... \$146,000
East Isles NRP 76,000
School NRP..... 66,000
Other contributions 39,898
Total: \$327,898

11. Goal: Address concerns by and about teenagers; foster positive relationship for youth and adults.

11.1 Youth center

How: Evaluate establishing youth center and youth coordinator with adjacent neighborhoods, especially Whittier.

Outcome: Youth committee discussed options with Whittier and youth program provider representatives; found many existing programs; ultimately recommended school community computer center (Strategy 12.1-), and interior improvements at Jefferson School (Strategy 13.1).

NRP funds:

First Step 12 \$0
Total: \$0

11.2. Supplement 1f~ueller Park renovation

How: Use Early Access funds to supplement the Park Board's renovations of Mueller Park. The funds will pay for additional trees, plantings, ornamental columns and fencing around the wading pool, more pathways, three new picnic tables (replacing two older ones), more security lights, and additional children's play equipment.

Contract Manager: Minneapolis Park Board

Outcome: Supplemented park renovation completed.

NRP funds:

Early Access..... \$93,674
Total: \$93,674

Total funds (estimate):

LHE NRP..... \$93,674
Park Board 218,500
Total: \$312,174

12. Goal: Support educational goals of our neighborhood school and provide community access to computer resources.

12.1. Jefferson School computer center

How: Contribute to expenses of new computer resources at Jefferson School including lab with community access, classroom computers and community education.

Contract Manager: Minneapolis Public Schools

NRP funds:

1999 **\$291,000**
Total: **\$291,000**

Total funds (estimate):

LHE NRP **\$291,000**
Federal Grant **470,000**
State Grant **50,000**
Total: **\$811,000**

13. Goal: Improve esthetic environment inside school.

13.1. Jefferson interior improvements

How: Contribute to expenses of Jefferson interior improvements:

- a) renovation including floor tiling and improved lighting and sound in auditorium; and
- b) educational esthetic projects involving students and families including wall paintings, murals, fabric hanging art, display cases and gallery walls for students' work.

Contract Manager: Minneapolis Public Schools

NRP funds:

1999 **\$87,000**
Total: **\$87,000**

Total funds (estimate):

LHE NRP **\$87,000**
Other contributions **63,000**
Total: **\$150,000**

ARTS & COMMERCE

14. Goal: Develop a single, strong neighborhood identity.

14.1 Neighborhood identification signs

How: Utilize neighborhood artists and their skills to create new signs for the neighborhood, to replace existing Lowry Hill East Neighborhood signs. The signs would be installed by Public Works along the neighborhood perimeter and along major interior arteries.

NRP funds:
First Step 13 \$15,000
Total: \$15,000

Contract Manager: NRP

Outcome: Artist selected through contest sponsored by Intermedia Arts and neighborhood committee; artist worked with Jefferson students to create designs; 28 signs to be installed in spring 1999; extra signs being made if needed for future; \$3,603.31 spent as of March 5, 1999, remaining \$11,396.69 to be paid for this project.

15. Goal: Create anchor property of live/work space for artists along Midtown Greenway.

15.1. Artist housing

How: Develop study for creation of artist housing on Greenway with Artspace, neighborhood representatives, city agencies.

NRP funds:
First Step 14 \$25,000
Modification - 25,000

Outcome: Artist housing evaluation was part of Urban Village Planning; artist housing units will be included in Urban Village On Greenway **Total: \$0**

Plan Modification: Adoption of this Plan will reallocate the unspent balance of \$25,000 to other strategies in the Neighborhood Action Plan.

16. Goal: Improve Hennepin Avenue.

16.1 Hennepin streetscape plan

How: Support development of the Hennepin Avenue Strategic Plan by reimbursing Lowry Hill for a portion of the total cost Of developing the Hennepin Avenue study.

NRP funds:
First Step 16..... \$5,000
Total: \$5,000

Contract Manager: MCDA

Outcome: Contribution made; plan prepared; strategic plan is the basis for Strategy 9.1, Hennepin trees and lights.

17. Goal: Support the neighborhood's arts and youth program priorities through redevelopment of Lake and Lyndale.

17.1. Intermedia Arts, Jungle Theater, pARTs

How: Renovations of the three important arts facilities which involve and stimulate the community, youth and adults, will continue to revitalize the Lyn-Lake area and are hoped to spark future development. With Early Access funds approval, the arts organizations will sign agreements with commitments to remain in the community at least 20 years and use the funds as agreed upon, or return the funds with interest.

Intermedia Arts: Intermedia Arts will use LHE NRP funds toward building renovations at 2822 Lyndale and expansion including a stairway, reception area, information kiosk, skylight vestibule storefront, conference table, wall caps and trim, much of which will be designed and constructed by local artists. The building's former use was as an auto repair shop. The renovations will allow Intermedia Arts to expand its programs for youth and emerging and alternative arts in the area.

Jungle Theater: The theater will use LHE NRP funds for the purchase and redevelopment of three properties at the Lake and Lyndale intersection, for a main stage facility (at the site of the former Knickers bar on Lyndale), community outreach, and educational programs.

pARTs: The photography gallery in the lower level of the Calhoun Building at 711 W. Lake Street will use LHE NRP funds for expanding and beautifying its display and work space, allowing it to improve its youth and community arts programs.

Contract Manager: MCDA

Outcome: Contributions made in 1997.

NRP funds:
Early Access..... \$210,000
Total: \$210,000

Intermedia Arts (estimate):
LHE NRP..... \$100,000
Other contributions ...1,300,000
Total: \$1,400,000

Jungle Theater (estimate):
LHE NRP..... \$100,000
Other contributions ... 2,400,000
Total: \$2,500,000

pARTs (estimate):
LHE NRP..... \$10,000
Other contributions110,000
Total: \$120,000

18. Goal: Support neighborhood businesses and improve their property appearance.

18.1. Business grants

How: Establish a fund that matches one dollar for every two dollars invested by the business in exterior improvements.

Contract Manager: MCDA

Outcome: In Phase I, grants were awarded to eleven businesses for a total of \$22,132 as of March 1999; four additional businesses have been selected for pending grants for an additional \$10,157; remaining \$51,211 will be reserved for future grants to be selected in Phase II.

NRP funds:
First Step 15 \$35,000
1999 \$48,500
Total: \$83,500

Total funds (estimate):
LHE NRP..... \$83,500
Businesses167,000
Total: \$250,000

Lowry Hill East Neighborhood Action Plan

19. Goal: Preserve and improve city parks used by Lowry Hill East residents.

19.1. Lakes of the Isles restoration

How: Make a contribution for renovation of Lake of the Isles, including flood control, shoreline stabilizing, tree planting and landscaping, and repaving paths.

NRP funds:
1999 \$175,000
Total: \$175,000

Contract Manager: Minneapolis Park Board

Total Funds (estimate):
 LHE NRP..... \$17,000
VLR..... 283,000
Total.....300,000

20. Goal: Support neighborhood nonprofit organizations and improve the appearance of prominently situated properties.

20.1. Vision Loss renovation

How: Provide a grant for exterior renovation of Vision Loss Resources building, at Franklin and Lyndale avenues, a prominent gateway in the northern tip of the neighborhood. VLR is a 50-year-old nonprofit helping people adapt to vision loss.

NRP funds:
1999 \$17,000
Total: \$17,000

Contract Manager: MCDA

Total Funds (estimate):
 LHE NRP..... \$17,000
VLR..... \$283,000
Total: \$300,000

21. Goal: Encourage beautification projects and promote sense of community.

21.1. Corner Gardens

How: Contribute to expenses for 10-15 new gardens on neighborhood corners in public space, especially in throated curb areas. This program was started in 1997 by neighborhood volunteers who created 18 gardens between Aldrich and Colfax Avenues and 22nd and 25th Streets. The volunteer group would like to expand in the south end of the neighborhood, with NRP funds to be an incentive for new garden sponsors. The volunteer committee will find resident sponsors to "adopt" a corner for a garden and help with obtaining supplies and planting. Garden sponsors will be responsible for weeding, watering, and general maintenance. Funds will be used to purchase bricks and plants (approximately \$200/garden). Sand and storage of supplies will be provided in kind by Minneapolis Public Works.

NRP funds:
1999 \$2,000
Total: \$2,000

Contract Manager: NRP

22. Goal: Address concern for supply of affordable housing.

22.1 Affordable, housing needs study

How: Evaluate, in conjunction with an outside research group/consultant, the causes of the current shortage of affordable housing, stimulate public discussion on possible solutions, and make recommendations for incorporation into future steps of the NRP process.

NRP funds:
First Step 17..... \$12,000
Modification -12,000
Total:0

Outcome: Affordable housing will be included in the Urban Village project (Strategy 29.1).

Plan Modification: Adoption of this Plan will reallocate the unspent balance of \$12,000 to other strategies in the Neighborhood Action Plan.

23. Goal: Recognize renters importance, encourage renters commitment to neighborhood.

23.1. Truth-in-Renting program .

How: Develop, in conjunction with existing public agencies, a voluntary pilot "truth-in-renting" program to provide potential renters with information on a unit's base rent, rental history, confirmation that appliances and services are in working order, and a statement of the security features present or not present (locking exterior doors, dead bolt locks, etc.). Mail materials to the neighborhood quarterly, and advertise materials which will be available at CPIC.

NRP funds:
First Step 18 \$5,000
Modification5,000
Total: \$0

Outcome: Report prepared by U. of M. Neighborhood Network at no cost to the neighborhood.

Plan Modification: Adoption of this Plan will reallocate the unspent balance of \$5,000 to other strategies in the Neighborhood Action Plan.

23.2. Landlord/tenant relations program:

How: Contract with Minneapolis Mediation Services to provide mediation services and educational forums to Lowry Hill East landlords and tenants.

NRP funds:
First Step 19 \$4,400
Total: \$4,400

Contract Manager: Minneapolis Neighborhood Services.

Outcome: To be implemented in 1999.

Lowry Hill East Neighborhood Action Plan

23.3 Encourage affordable housing

How: Encourage, through zoning and other strategies,

NRP funds:

construction of affordable housing along the northern edge of the 29th Street Greenway corridor and mixed land use along its southern edge.

Outcome: Affordable housing advocated by neighborhood association during planning stage of Urban Village; affordable housing to be included in Urban Village project.

First Step 20 \$0
Total: \$0

24. Goal: Create incentives for property improvements

24.1. Residential improvement grants

How: Establish a lottery-based matching grant program (providing one dollar for every two dollars invested by the owner) for exterior renovation of houses, duplexes and apartment buildings.

Contract Manager: MCDA

Outcome: Lottery in 1997; 28 received grants by March 1999; \$3,846.06 for future recipients from lottery list.

NRP funds:

First Step 21..... \$43,500
Total: \$43,500

24.2. Sweat equity grants

How: Provide grants for costs of materials (not labor), for property improvements.

Contract Manager: MCDA

Outcome: Lottery in 1998; 11 received grants by March 1999; \$383.28 for future.

NRP funds:

First Step 22 \$4,500
Total: \$4,500

24.3. Housing improvement education

How: Provide home improvement educational program and maintain informational materials.

Outcome: Housing fair held May 30, 1998, in conjunction with sweat equity grants lottery; home improvement materials collected and available in neighborhood office.

NRP funds:

First Step 23 \$0
Total: \$0

25. Goal: Support the improvement of housing stock

25.1 Below-market improvement loans.

How: Establish a revolving, below-market-interest loan program for residential property improvements. Eligible applicants and improvements would be determined annually by: Ownership status (owner-occupied and absentee) and occupancy (single-family, multi-family up to five units, and six or more units). Income limits would be open and (and common interior spaces for rental units), and could be expanded to include interior renovation. Interest repaid on loans will go toward administration costs and repaid loans will be recycled for future use. Neighborhood committee will select a professional outside agency to administer program.

NRP funds:	
1999	\$218,250
<u>2000</u>	<u>218,250</u>
Total:	\$436,500
Total NRP funds (estimate):	
LHE NRP.....	\$436,500
<u>2001 repayment</u>	<u>485,000</u>
Total:	921,500

In 2001, \$485,000 will be added to this fund from repayment of the Urban Village Loan (Strategy 29.1).

Contract Manager: MCDA

26. Goal: Assist elderly and disabled residents to continue to live independently

26.1 Home renovations for elderly and disabled

How: Offer or partner with an existing agency to help elderly or disabled residents with small housing improvements. Possible partner agency: Project for Pride in Living, Block Nurse Program, Southside Housing, Neighborhood Improvement Program (NIP).

NRP funds:	
1999	\$10,000
<u>2000</u>	<u>9,500</u>
<u>2001</u>	<u>9,500</u>
Total:	\$29,000

Contract Manager: MCDA

27. Goal: Support preservation of neighborhood homes and buildings with architectural and historic significance.

27.1. Historic preservation loans:

How: Establish a revolving, below-market-interest loan program for historic preservation of homes and buildings. This program will be reviewed annually and be reallocated in accordance with neighborhood need and NRP guidelines if there is no further need. Guidelines for eligible applicants and improvements would be determined annually by: Ownership status (owner-occupied and absentee) and occupancy (single-family, multi-family up to five units, and six or more units). Income limits would be open and need-based. Eligible expenses will include exterior improvements, and could be expanded to include interior renovation. The program will begin with oldest homes, and could be expanded to newer units in successive years. Interest repaid on loans will go toward administration costs and repaid loans will be recycled for future use. Neighborhood committee will select a professional outside agency to administer program.

NRP funds:	
2000	\$145,500
<u>2001</u>	<u>145,500</u>
Total:	\$291,000

Contract Manager: MCDA

27.2. Architecture contest

How: Hold contest for area architects or architecture students to redesign 1960s 2-1/2 story walk-up building facades to blend with surrounding vintage buildings. Winning designs to be shared with

NRP funds:	
<u>2000</u>	<u>\$2,200</u>

building owners and publicly displayed.

Total: \$2,200

Contract Manager: MCDA

28. Goal: Promote communication and education for landlords and tenants.

28.1 Landlord/tenant network

How: Create a network for sharing information and educating landlords and renters about their respective rights and responsibilities. An initial contact with all other neighborhood organizations of the Calhoun-Isles Planning District will be the basis for planning perhaps a public forum and determining future need and interest. Funds will be used for mailing and promotion of meetings. If need and interest continue, it is hoped that other neighborhood organizations would share in future expenses.

NRP funds:

1999 \$2,200
Total: \$2,200

Contract Manager: NRP

29. Goal: Provide mixed-income home-ownership housing, restore brownfields to public use, prevent "big box retail" land use and create benchmark development along Midtown Greenway which provides safety through "eyes on the Greenway."

29.1 Urban Village loan

How: Provide no-interest loan toward land purchase and business relocation for the Urban Village housing development along 29th Street, which will include about 200 units of artists housing, and low, "affordable" and upper-income units. Loan to be repaid by Dec. 31, 2000 and funds to be reallocated to Strategy 25.1, "Below-Market Improvement Loans." Loan security agreement to be established.

NRP funds:

1999 \$485,000
2001 repayment 485,000
Total: \$0

Total funds (estimated):

LHE NRP..... \$485,000
(Repayment)..... 485,000
Met Council..... 680,000
Hennepin County 1,000,000
TIF District..... 5,000,000
Public Works 600,000
Total: \$7,280,000

Contract Manager: MCDA

ADMINISTRATION

30. Goal: Establish center to coordinate First Step implementation, house office, organize and distribute materials, and coordinate volunteers, supervised by neighborhood representatives.

30.1 Office & staff

How: Secure office space and hire staff, determine reporting and oversight responsibilities.

NRP funds:
First Step 24 \$50,600
Total: \$50,600

Contract Manager: NRP

Outcome: Part-time staff person hired in June 1997, office established in donated space in Calhoun Square, supervision by NRP Steering Committee chair.

30.2 Explore office sharing and other funding sources

How: Seek office support/funding sources

NRP funds:
First Step 25 \$0
Total: \$0

Outcome: Adjacent neighborhoods at Lake & Hennepin intersection approached about office sharing; none interested as of March 1999; funding for continuation of office and staff in Strategy 31.1, administration.

31. Goal: Provide support and coordination for neighborhood volunteers in implementation of Action Plan strategies and planning for undesignated

31.1. Part-time staff, office and communications

How: Continue current part-time staff and cover costs for office expenses and written communications for approximately five years. Staff will coordinate implementation of all projects by recruiting volunteers, organizing meetings; providing written documents needed by volunteers to execute projects; organizing application processes for specific NRP projects; serving as liaison between the neighborhood and the city and other agencies; helping to develop scopes of service and contracts; managing office duties including phone, mail and email contacts, files, and assisting treasurer with documentation; and creating and organizing distribution of written communications to neighborhood at large, including newspaper articles, newsletters, fliers and postcards.

NRP funds:	
1999	\$37,620
2000.....	37,620
2001.....	37,620
2002.....	37,620
<u>2003.....</u>	<u>37,620</u>
Total:	\$188,100

Contract Manager: NRP

Estimated Annual Administration Budget:

Staff Gross Salary	\$14,400
Medical Insurance Benefit	\$1,450
Employer Taxes	\$1,300
Payroll Company Fee	\$850
Workers Compensation Insurance	\$153
Printing & Postage.....	\$12,000
Office Liability Insurance	\$329
Office Supplies, Copying	\$3,900
Phone	\$1,950
Electricity/Heat	\$650
<u>Miscellaneous</u>	<u>\$638</u>
Total	\$37,620

(Office space donated to date by Calhoun Square)