

MEMORANDUM

To: Policy Board Members & Alternates

From: Robert D. Miller, Director

Date: February 18, 2005

Subject: CARAG Plan Modification #6

The Calhoun Area Residents Action Group (CARAG) has submitted Plan Modification #6 to the CARAG Neighborhood Action Plan for your review and approval. The Plan Modification was approved by the CARAG Board and community-wide meeting on November 16, 2004.

The purpose of these plan modifications is to move NRP funds from an inactive housing strategy to housing strategies that have been widely used in the neighborhood. This plan modification will:

- Remove \$250,561.31 of unspent funds from strategy 2.1 "Rental Property Improvement Program";
- Add \$125,280.66 to strategy 1.3 "Housing Preservation Program";
- Add \$125,280.65 to strategy 3.1 "Exterior Residential Improvement Program";
- Allow program income from strategy 2.1 "Rental Property Improvement Program" to be used for either strategy 1.3 "Housing Preservation Program" or 3.1 "Exterior Residential Improvement Program," as directed by the neighborhood.

I have reviewed the proposed Action Plan Modification, and have found that:

1. The request is the result of lessons learned during implementation of the CARAG Neighborhood Action Plan and responds to the continuing and re-evaluated priorities of the neighborhood;
2. The modification reallocates more than \$25,000 and more than 10% of the total NRP plan allocation, but less than 35% of the entire plan;
3. The modification does not change the amount of NRP dollars committed to the neighborhood for its Neighborhood Action Plan;
4. The Calhoun Area Residents Action Group has followed the process required by the NRP Policy on "Changing Approved Neighborhood Action Plans and Early Access Requests";

5. The modification is an appropriate and reasonable use of the funds;

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6. The modification was approved at a community-wide meeting and CARAG Board meeting on November 16, 2004;
7. The Management Review Team reviewed the modification on February 3, 2005.

Given these findings, I recommend that the NRP Policy Board adopt the following resolution:

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby accepts and adopts Plan Modification #6 to the CARAG Neighborhood Action Plan.



Plan Modification

FOR NRP OFFICE USE ONLY

NS review by: _____ date: _____

Team Leader Review by: _____ date: _____

NRP/CP review by: _____ date: _____

(revised spreadsheet attached)

Modification #: _____

fn: plan modification form rev.: 9/16/97

Neighborhood:

CARAG

I. Approval Process Checklist

On the checklist below please indicate the type of modification you are requesting (Section IV, on the following page, will help you calculate the total NRP dollars affected by this Plan Modification). This will determine the approval process the neighborhood must follow. See NRP's Policy on "Changing Approved Neighborhood Action Plans and Early Access Requests - Amended 9/5/95" for more information.

Type of Modification (check all that apply)	30 Day Notice	Neigh. Board Vote	Broad-based Support	NRP Legal Review	Final Approval
<input checked="" type="checkbox"/> Makes a minor revision to an existing plan strategy -- no funding reallocation	To those affected	Yes	No	No	NRP Director
<input type="checkbox"/> Reallocates less than \$25,000 between existing plan strategies	To those affected	Yes	No	No	NRP Director
<input type="checkbox"/> Reallocates more than \$25,000 (but less than 10% of the total NRP plan allocation) between existing plan strategies	Broad notice	Yes	Yes	No	NRP Director, (he may request PB)
<input checked="" type="checkbox"/> Reallocates more than \$25,000 and more than 10% (but less than 35%) of the total NRP plan allocation between existing strategies	Broad notice	Yes	Yes	No	MRT, PB
<input type="checkbox"/> Reallocates more than 35% of the total NRP plan allocation between existing strategies	Broad notice	Yes	Yes	No	MRT, PB & CC
<input type="checkbox"/> Reallocates more than 25% of the total NRP plan allocation (within 12 months) between existing strategies	Broad notice	Yes	Yes	No	MRT, PB
<input type="checkbox"/> Creates a new strategy within the total existing NRP plan allocation (regardless of the \$ amount)	Broad notice	Yes	Yes	Yes	MRT, PB
<input type="checkbox"/> Requests an increase in funding to the total existing NRP plan allocation	Broad notice	Yes	Yes	No	MRT, PB & CC

II. Proposed Modification (Briefly describe the modification, indicating any required plan text changes -- if necessary, attach additional documentation):

The Plan Modification reallocates funds between existing CARAG NRP Full Action Plan strategies. Specifically, the Plan Mod would reallocate \$250,561.31 from Strategy 2.1 "Rental Property Improvements" to strategies 1.3 "Historic Preservation Loans" (\$125,280.66) and 3.1 "Exterior Residential Improvements" (\$125,280.65).

The Plan modification will also modify the language of Strategy 2.1 to allow program income from that strategy to be used for Strategies 1. 3 and 3.1.

III. Rationale for Modification (Briefly describe why the neighborhood is requesting the proposed modification):

Despite much promotion of the "4+ Unit" Matching Deferred Loan Program, rental property owners have not taken full advantage of the program. Therefore, CARAG would like to utilize the remaining funds for two other existing home improvement programs that have proven more popular. These programs currently have waiting lists for deferred loan funding.

IV. Proposed Reallocation of NRP Funds (List below any increases/decreases in NRP funds for plan strategies that will result through a reallocation of funds under this modification. Please consult with your NRP neighborhood specialist to complete this section):

Plan Location		Goal, Objective, Strategy	Year	Current NRP Allocation	Proposed Change		Proposed NRP Allocation
Section	Page				+	-	
Housing	12	1.3 Hist. Pres. Loans	2001	50,000.00	125,280.66		175,280.66
Housing	13	2.1 Rental Prop Impr.	2001	150,000.00		125,280.66	24,719.34
Housing	13	2.1 Rental Prop Impr.	2002	150,000.00		125,280.65	24,719.35
Housing	14	3.1 Ext. Res. Impr.	2002	222,000.00	125,280.65		347,280.65
* Total NRP Funds affected by request					250,561.31	250,561.31	

*** Total NRP Funds under "Proposed Change: (+)" should equal Total NRP Funds under "Proposed Change: (-)"**

V. Neighborhood Board Approval (*Indicate when the neighborhood board took action on this proposed modification and attach a copy of the approved resolution, meeting minutes, or neighborhood transmittal letter*):

Neighborhood Board Approval:

Date:

VI. Demonstration of Broad Neighborhood Support (*If required by NRP's policy on "Changing Approved Neighborhood Action Plans and Early Access Requests" indicate by checking at least one of the boxes below how and when broad based neighborhood support was achieved. Attach appropriate documentation such as approved resolutions, sign-in sheets, meeting notices, copy of survey/interview, survey results, etc.*):

Neighborhood-Wide General Attendance Meeting (*with thirty day notice*)

Date:

Three or More Focus Groups (*representative of neighborhood population*)

Dates:

Survey/Questionnaire (*with at least 20% response from all neighborhood households*)

Date:

Random Interview/Survey (*of at least 350 neigh. households, with a 75% response rate*)

APPROVALS

NEIGHBORHOOD

Signed: _____ Date: _____

Title: _____

NEIGHBORHOOD REVITALIZATION PROGRAM

Consistent with the Neighborhood Revitalization Program policy on "Changing Approved Neighborhood Action Plan and Early Access Requests" (as amended September 5, 1995), approval is granted for the specific changes included in your request.

Signed: _____ Date: _____

NRP DIRECTOR

Signature by the NRP Director, after all necessary approvals have been given, constitutes formal approval of your plan modification request.

APPROVED BY: **NRP POLICY BOARD** Date: _____

MPLS. CITY COUNCIL Date: _____

CARAG NEIGHBORHOOD FULL ACTION PLAN

ACTIVITY	1998-1st Step		1998-Early Access		2001		2002		2003		2004		98-04	PROGRAM INCOME	CHANGES
	NRP HOUSING	NRP OTHER	NRP HOUSING	NRP OTHER	NRP HOUSING	NRP OTHER	NRP HOUSING	NRP OTHER	NRP HOUSING	NRP OTHER	NRP HOUSING	NRP OTHER	NRP TOTAL		
HOUSING (page 10)															
1.1. Historical Documentation						3,000							3,000		
1.2. Old House Seminars					3,000								3,000		
1.3. Housing Preservation Program					175,280.66		150,000		100,000				425,280.66		6
2.1. Rental Property Improvement Program			50,000		24,719.34		24,719.35		100,000				199,438.69		6
2.2. Home Buyer Grant Program			0										0		1
3.1. Exterior Residential Improvement Program			117,000		111,000		347,280.65						575,280.65	10,527.12	6
4.1. Operation Red Program/Demolitions			4,000										4,000		1
5.1. "Cycle of Life" Housing					35,000								35,000		
5.2. Home Improvements for Seniors					35,000								35,000		
TRANSPORTATION (page 17)															
6.1. Transportation Study		25,000											25,000		
6.3. Research Special Services District						1,000							1,000		
7.1. Transit Information/Bus Stop Warden Prog.		0											0		1
7.2. Increase Use of Public Transportation							5,000						5,000		
7.3. Neighborhood Bus Stops					2,000		13,000		35,000				50,000		
8.1. Bryant Avenue Bikeway					10,000		40,000						50,000		
8.2. Bike Racks		2,000											2,000		1
ECONOMIC DEVELOPMENT (page 22)															
9.1. Home Based Business Network						2,000							2,000		
10.1. Redevelopment of Police Garage		0											0		1, 4
10.2. Commercial Corridor Design Loans						5,000	45,000						50,000		3
10.3. "Break in Lake" (Dupont/Lake)						3,000	3,000						6,000		
11.1. Corner Store Loan Program						5,000	45,000						50,000		2
12.1. Business Inventory		0											0		1
12.2. Neighborhood Credit/Discount Card		0											0		1
12.3. Develop "The CARAG Plan"		30,000											30,000		
CRIME AND SAFETY (page 28)															
13.1. Front Porch and Low Level Lighting				35,000		25,000		10,000		10,000		10,000	90,000		
13.2. Bryant Square Park Lighting				16,500		6,500							23,000		
13.3. Eliminate Graffiti		5,000											5,000		1
13.4. Noise Abatement						500							500		
14.1. Block Clubs						4,000	2,000		2,000		2,000		10,000		
COMMUNITY BUILDING AND BEAUTIFICATION (page 32)															
15.1. Public Landscaping Projects					40,000		10,000		10,000				60,000		
15.2. Public Gardening					4,000		2,000		2,000		2,000		10,000		
15.3. Trees		10,000											10,000		1
16.1. CARAG Livability Committee					4,000		2,000		2,000		2,000		10,000		
17.1. Clean Neighborhood Programs					1,000								1,000		
17.2. Water Pollution Education					2,000								2,000		
17.3. Alley Improvements					2,000		4,000		4,000				10,000		4
SENIORS (page 37)															
18.1. Senior's Committee						553							553		
18.2. Southwest Senior Center		5,000				7,000	1,000		1,000		1,000		15,000		4
ARTS AND CULTURE (page 39)															
19.1. Arts Opportunity Fund				93,215									93,215		1, 5
20.1. CARAG Arts Committee					4,000		3,000		3,000				10,000		
SCHOOLS, PARK, AND EDUCATION (page 42)															
21.1. Youth Activities					5,000		5,000		5,000		5,000		20,000		
21.2. Lyndale School Playground/Learning Resources				40,000			40,000						80,000		
21.3. Bryant Square Park					20,000		15,000		15,000		10,000		60,000		
IMPLEMENTATION (page 45)															
22.1. Office and Staff Support		149,250		6,785		50,750		50,000		50,000		50,000	356,785		5
TOTAL	0	226,250	171,000	191,500	384,000	207,303	522,000	295,000	200,000	139,000	0	82,000	2,418,053	10,527.12	
APPROVED FIRST STEP		332,750											332,750		
APPROVED EARLY ACCESS				381,500									381,500		
TOTAL ACTION PLAN REQUEST		226,250		362,500		591,303		817,000		339,000		82,000	2,418,053		
ADMINISTRATIVE FUNDS IN PLAN		149,250		6,785		59,303		55,000		55,000		52,000	377,338	15.61%	
ADMINISTRATIVE FUNDS FOR HOUSING													236,123		
TOTAL HOUSING ALLOCATION													1,513,123	62.58%	
NRP APPROPRIATION NEEDED		(106,500)		(19,000)		465,803		817,000		339,000		82,000	1,578,303		

NOTE: Allocations to activities within each year are subject to change depending upon timing and other project-related issues, but totals for each activity and for each year will not exceed approved levels.

CHANGES:

- Adoption of the full Action Plan modified the First Step Plan and Early Access request by reallocating a total of \$125,000 in 1998 from nine strategies. The specific changes are as follows: (1) \$18,000 (Early Access) from Home Buyer Grant Program (Housing 2.2.); (2) \$1,000 (Early Access) from Operation Red Program/Demolitions (Housing 4.1.); (3) \$8,000 from Transit Information/Bus Stop Warden Program (Transportation 7.1.); (4) \$3,000 from Bike Racks (Transportation 8.2.); (5) \$20,000 from Redevelopment of Police Garage (Economic Development 10.1.); (6) \$20,000 from Business Inventory (Economic Development 12.1.); (7) \$10,500 from Neighborhood Credit/Discount Card (Economic Development 12.2.); (8) \$5,000 from Eliminate Graffiti (Crime and Safety 13.3.); and (9) \$40,000 from Trees (Community Building and Livability 15.3.). These funds are reallocated to the full Action Plan. Adoption of the full plan also significantly revised the wording of the Early Access proposal now entitled Arts Opportunity Fund (Arts and Culture 19.1.); the original funding was solely for the Jungle Theater.
- On November 26, 2001, the NRP Director approved a plan modification to revise the language to Corner Store Loan Program (Economic Development 11.1.) to allow for grants rather than loans.
- On March 30, 2003, the NRP Director approved a plan modification to revise the language to Commercial Corridor Design Loans (Economic Development 10.2.) to allow for grants in addition to loans.
- On May 28, 2003, the NRP Director approved a plan modification to reallocate \$10,000 (\$5,000 in 1998 and \$5,000 in 2001) to Southwest Senior Center (Seniors 18.2.) from the following strategies: (1) \$5,000 in 1998 from Redevelopment of Police Garage (Economic Development 10.1.); and (2) \$5,000 in 2001 from Alley Improvements (Community Building and Beautification 17.3.). The modification also revises the wording of Southwest Senior Center (Seniors 18.2.) to allow for physical improvements to the center.

