

To: Policy Board Members and Alternates
From: Robert D. Miller, Director
Date: Thursday, August 11, 2005
Subject: Stevens Square Neighborhood Phase I Action Plan Modification #13 and Stevens Square Phase II Action Plan Modification #1

The Stevens Square Community Organization (SSCO) has submitted Plan Modification #13 to the Stevens Square Phase I Neighborhood Action Plan and Plan Modification #1 to the Stevens Square Phase II Action Plan. The Plan Modification was approved by the SSCO Board on April 14, 2005, and by community-wide meeting on June 21, 2005.

The purpose of these plan modifications is to move NRP funds from unused Phase I strategies to new priorities identified in the Stevens Square Phase II Action Plan. This plan modification will reallocate \$806,223.91 in program income and \$177,703.14 of unused NRP funds from the Phase I Action Plan to 9 strategies in the Phase II Action Plan.

I have reviewed the proposed Action Plan Modification, and have found that the Phase II strategies funded by this Plan Modification continue and expand upon Phase I strategies that have been very successful and are strongly supported in the neighborhood. The Stevens Square Block Patrol has operated continuously for more than 10 years, and enjoys strong support in the neighborhood. SSCO has also developed innovative environment and greening projects that have vastly improved the physical environment of the neighborhood. Additionally, I find that:

1. The request is the result of new priorities identified by the neighborhood in the planning process for the Phase II Action Plan, and re-confirmed at a community hearing on June 21, 2005;
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 total amount of NRP dollars committed to the neighborhood for its Phase I and Phase II action plans;
4. The Stevens Square Community Organization 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;
6. The modification was approved at a Stevens Square Community Organization Board meeting on April 14, 2005, and at a community-wide meeting on June 21, 2005.

Given these findings, I recommend the following resolution to the NRP Policy Board for action at its August, 2005 meeting:

RESOLVED: That the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby accepts and adopts Plan Modification #13 to the Stevens Square Phase I Neighborhood Action Plan and Plan Modification #1 to the Stevens Square Phase II 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)

Phase 1 Modification #: _____

Phase 2 Modification #: _____

fn: NRP Plan Mod Form rev.: 01-06-05

Neighborhood:

STEVENS SQUARE

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
Makes a minor revision to an existing plan strategy -- no funding reallocation	To those affected	Yes	No	No	NRP Director
Reallocates \$25,000 or less between existing plan strategies	To those affected	Yes	No	No	NRP Director
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)
✓ 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
Reallocates more than 35% of the total NRP plan allocation between existing strategies	Broad notice	Yes	Yes	No	MRT, PB & CC
Reallocates more than 25% of the total NRP plan allocation (within 12 months) between existing strategies	Broad notice	Yes	Yes	No	MRT, PB
Creates a new strategy within the total existing NRP plan allocation (regardless of the \$ amount)	Broad notice	Yes	Yes	Yes	MRT, PB & CC
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):*

This plan modification will move \$806,223.91 of program income from strategy 9.4.c "Rental Rehab Program", and strategy 9.3.a "Commercial Revolving Loan Fund", and \$177,703.14 of unused NRP funds from strategy 9.3.a "Commercial Revolving Loan Fund" to nine strategies in the Stevens Square Phase II Action Plan.

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

The Stevens Square neighborhood was one of the first neighborhoods to complete a Phase I plan, and was one of the first to begin Phase II Planning in 2001. The neighborhood had completed its Phase II planning prior to final development of the Phase II allocation formula, and even prior to revisions in overall NRP funding for Phase II.

To date, 131% of the neighborhoods Phase I Action Plan has been contracted.

The major sources of Phase I funds for this plan modification are the Commercial Revolving Loan Fund and the Residential Loan Program. The Commercial Revolving Fund has been largely unused in the neighborhood since the Phase I Plan was approved in 1993. The Residential Revolving Loan Program has exceeded expectations, with high levels of participation in the neighborhood. Similar activities will be carried out under Phase II strategies 1.1.A.1 "Housing/Long Term Residency" and 1.1.D.1 "Commercial Development", with 61% of the reallocated funds going to these two strategies.

The Phase II strategies funded by this Plan Modification continue and expand upon Phase I strategies that have been very successful and are strongly supported in the neighborhood. The Stevens Square Block Patrol has operated continuously for more than 10 years, and enjoys strong support in the neighborhood. SSCO has also developed innovative environment and greening projects that have vastly improved the physical environment of the neighborhood.

The Stevens Square Community Organization has historically been highly successful in fundraising, seeking grants and leveraging investment to match NRP funds for many of these programs.

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 New NRP Allocation
Phase	Section	Page				+	-	
I	Comm. Dev't.	25	9.3.a Comm. Revolving Loan Fund	1993	\$350,000		\$177,703.14	\$172,296.86
I		25	9.3.a Comm. Revolving Loan Fund	PI	18,623.63		18,623.63	0
I		29	9.4.c Rental Rehab Program	PI	1,193,836.84		787,600.28	406,236.56
II	Housing Dev't	3	1.1.A.1 Housing/Long-Term Residency	Roll over	0.00	236,501.00		236,501.00
II		6	1.1.D.1 Commercial Development	Roll Over	0.00	362,854.05		362,854.05
II	Environ-ment	9	2.1.A.1 Community Gardening	Roll Over	0.00	15,712.00		15,712.00
II		10	2.1.A.2 Community Environment Projects	Roll Over	0.00	1,000.00		1,000.00
II	Safety	12	3.1.A.1 Safety and Crime Prevention Projects	Roll over	0.00	148,295.00		148,295.00
II		12	3.1.A.2 Community Safety Partnerships	Roll over	0.00	21,105.00		21,105.00
II	Citizen Engage-ment	16	4.1.A.1-2 Community Events	Roll over	0.00	20,266.00		20,266.00
II		17	4.1.A.3 Provide Information	Roll over	0.00	1,272.00		1,272.00
II		17	4.1.B.1 Organizational Infrastructure	Roll over	0.00	176,922.00		176,922.00
			* Total NRP Funds affected by request			\$983,927.05	\$983,927.05	

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:** _____

STEVENS SQUARE ACTION PLAN

ACTIVITY	1993		1994		1995		1996		1997		93-97 TOTAL	PROGRAM INCOME	CHANGES
	HOUSING	OTHER	HOUSING	OTHER	HOUSING	OTHER	HOUSING	OTHER	HOUSING	OTHER			
Neighborhood Safety Coordinator		87,140		118,500							205,640		9, 12
Police Radios		0									0		7
Block Patrol Equipment		21,420									21,420		7, 9, 12
Lighting and Fences		10,000		20,000							30,000		
Social Services Plan		30,000									30,000		
Resident Management - 1707 3rd	20,000										20,000		
Land Use Study				24,000							24,000		10
Greening Fund		79,370		67,000							146,370		3, 5, 7, 9, 12
Trash Containers				10,000							10,000		
Window Boxes				0							0		3
Nicollet Avenue			103,000			210,000					313,000		6
Third Avenue						0					0		6
Franklin Avenue						0					0		6
Fourth Avenue						0					0		6
Park Plaza Overlook				125,000							125,000		2
Bridge Improvements				0							0		7, 10, 12
Steven's Square Park & Trees				53,500				7,000		7,000	67,500		1, 5
Transit Plaza				0							0		10
Community Development Staff		200,250		41,859							242,109		4, 8, 9, 12
SSCO Office Space		29,800		4,000							33,800		9, 12
Feasibility of CDC				4,141							4,141		4
Marketing Program		14,000		14,000		14,000		7,000		7,000	56,000		1
Neighbors Publication		16,000		18,500							34,500		1, 12
Commercial Revolving Loan Fund		172,296.88									172,296.88	0.00	12, 13
Specific Commercial Properties		300,000									300,000		2
Public Parking Facilities				0							0		12
Steven's Community Assoc Property	500,000										500,000		
Encourage Homeownership/New Construction											0	200,000	11
Rental Rehab Program	1,525,000										1,525,000	406,236.56	11, 13
Contingency Fund*	40,000	125,620									165,620		7, 8, 9, 12
PHASE II ROLLOVER													
HOUSING AND DEVELOPMENT													
1.A.1. Housing Programs/Long-term Residency	177,703.14										177,703.14	58,797.86	13
1.D.1. Commercial Development											0	362,854.05	13
ENVIRONMENT													
1.A.1. Community Gardening											0	15,712.00	13
1.A.2. Neighborhood Environmental Projects											0	1,000.00	13
SAFETY													
1.A.1. Safety and Crime Prevention Projects											0	148,295.00	13
1.A.2. Community Safety Partnerships											0	21,105.00	13
CITIZEN ENGAGEMENT													
1.A.1-2. Community Events											0	20,266.00	13
1.A.3. Provide Information											0	1,272.00	13
1.B.1. Organizational Infrastructure											0	176,822.00	13
Total by Category	2,262,703	1,085,897	0	603,500	0	224,000	0	14,000	0	14,000	4,204,100	1,412,460.47	
FULL ACTION PLAN REQUEST													
ADMINISTRATIVE FUNDS IN PLAN		58,800		803,500		224,000		14,000		14,000	4,204,100		
ADMIN FUNDS FOR HOUSING				36,500		14,000		7,000		7,000	124,300		
TOTAL HOUSING ALLOCATION											68,938		
											2,331,641	55.46%	

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.
NOTE: Program Income Received from Steven's Community Associates Property (\$30,000) was designated in the plan for the Rental Rehab Program.

CHANGES:

- On August 24, 1994 the NRP Director authorized (1) a decrease in Steven's Square Park and Trees allocation for 1994 by \$14,000 and a corresponding increase in Neighbors Publication allocation for 1994; and (2) a decrease in the 1996 and 1997 allocations for the Marketing Program of \$7,000 a year and an increase in the Park allocations of \$7,000 for 1996 and 1997.
- On August 30, 1994 the NRP Director authorized a decrease in the Specific Commercial properties category of \$25,000 in 1993 and added it to the Park Plaza Overlook.
- On July 17, 1995 the NRP Director authorized a decrease of \$10,000 in 1994 for Window Boxes and an increase in 1994 of \$10,000 in the Greening fund.
- On December 22, 1995 the NRP Director authorized a decrease of \$9,859 in the Feasibility of CDC in 1994 and an increase in 1994 of the same amount in the Community Development staff.
- Note: \$7,000 was shifted in 1994 from Steven's Square Park and Trees to Greening Fund for MN Green to do plantings in the Park.
- On July 24, 1996, the NRP Director approved a shift of 1995 resources from the Third Avenue (\$62,400), Franklin Avenue (\$106,800), and Fourth Avenue (\$40,800) streetcapes to the Nicollet Avenue streetscape.
- On April 26, 1999, the NRP Director approved a reallocation of funds in the following manner: (1) \$2,000 in 1993 is reallocated to Block Patrol Equipment from Police Radios (\$780) and Contingency Fund (\$1,220); and (2) \$40,000 in 1994 to Greening Fund from Bridge Improvements.
- On July 19, 1999, the NRP Director approved a modification to the plan to reallocate \$24,000 in 1993 from Contingency Fund to Community Development Staff.
- On March 1, 2000, the NRP Director approved a modification to the plan to reallocate \$137,960 in 1993 from Contingency Fund (specifically the Common Social Services Plan) to five strategies: (1) \$69,140 to Neighborhood Safety Coordinator; (2) \$1,400 to Block Patrol Equipment; (3) \$29,370 to Greening Fund; (4) \$33,250 to Community Development Staff; and (5) \$4,800 to SSCO Office Space.
- On January 4, 2001, the NRP Director approved a modification to reallocate \$24,000 in 1994 to Land Use Study from the following two strategies: (1) \$9,000 from Bridge Improvements; and (2) \$15,000 from Transit Plaza.
- On October 9, 2002, the NRP Director approved a modification to reallocate \$200,000 in Program Income to Encourage Homeownership/New Construction from Rental Rehab Program. The modification also revises the wording of Encourage Homeownership/New Construction to include support for the "Lofts on Arts Avenue" development project.
- On June 20, 2003, the NRP Director approved a modification to reallocate a total of \$301,000 to the following strategies: (1) \$104,000 (\$3,000 in 1993 and \$101,000 in 1994) to Neighborhood Safety Coordinator; (2) \$10,000 in 1993 to Block Patrol Equipment; (3) \$30,000 in 1993 to Greening Fund; (4) \$135,000 in 1993 to Community Development Staff; (5) \$15,000 in 1993 to SSCO Office Space; and (6) \$7,000 in 1993 to Neighbors Publication. The funds are reallocated from the following strategies: (1) \$26,000 in 1994 from Bridge Improvements; (2) \$150,000 in 1993 from Commercial Revolving Loan Fund; (3) \$75,000 in 1994 from Public Parking Facilities; and (4) \$50,000 in 1993 from Contingency Fund.
- PENDING:** On August 11, 2005, the NRP Director requested Policy Board approval of a modification to reallocate a total of \$983,927.05. The funds are reallocated from the following strategies: (1) \$196,326.77 (\$177,703.14 in 1993 and \$18,623.63 in Program Income) from Commercial Revolving Loan Fund; and (2) \$787,600.28 in Program Income from Rental Rehab Program. The funds are reallocated to the following Phase II strategies: (1) \$263,501 (\$177,703.14 in 1993 and \$85,797.86 in Program Income) to Phase II strategy, Housing Programs/Long-Term Residency (Housing and Development 1.A.1.); (2) \$362,854.05 in Program Income to Phase II strategy, Commercial Development (Housing and Development 1.D.1.); (3) \$15,712 in Program Income to Phase II strategy, Community Gardening (Environment 1.A.1.); (4) \$1,000 in Program Income to Phase II strategy, Neighborhood Environmental Projects (Environment 1.A.2.); (5) \$148,295 in Program Income to Phase II strategy, Safety and Crime Prevention Projects (Safety 1.A.1.); (6) \$21,105 in Program Income to Phase II strategy, Community Safety Partnerships (Safety 1.A.2.); (7) \$20,266 in Program Income to Phase II strategy, Community Events (Citizen Engagement 1.A.1-2.); (8) \$1,272 in Program Income to Phase II strategy, Provide Information (Citizen Engagement 1.A.3.); and (9) \$176,822 in Program Income to Organizational Infrastructure (Citizen Engagement 1.B.1.). (This is Phase I Plan Modification #13 and Phase II Plan Modification #1.)

*Uses of Contingency Fund	\$165,620
Resident Management '94	(\$10,000)
Resident Management '95	(\$10,000)
Nicollet Avenue	(\$58,215.16)
3/10 Commercial Loan Staff	\$0
Common Social Services Plan	(\$62,040)
Resident Management Corp '97	(\$20,000)
Balance Remaining	\$5,364.84

STEVENS SQUARE PHASE II ACTION PLAN

ACTIVITY	EARLY ACCESS		2005		NRP	PROGRAM	PHASE I	OTHER	CHANGES
	NRP	NRP	NRP	NRP	PHASE II				
	HOUSING	OTHER	HOUSING	OTHER	TOTAL	INCOME	ROLLOVER	FUNDS*	
HOUSING AND DEVELOPMENT (page 2)									
1.A.1. Housing Programs/Long-term Residency			263,499		263,499		236,501.00	358,001	1
1.A.2. Historic Preservation Education					0			6,000	
1.B.1. Reduce Auto Dependency/Traffic Congestion					0			9,500	
1.C.1. Support a Green, Clean Community					0			6,000	
1.D.1. Commercial Development (including mixed use)					0		362,854.05	502,000	1
1.E.1. Create/Strengthen Connections					0			200,800	
1.F.1. Lofts on Arts Avenue (AHRF)	see ** below				-				
ENVIRONMENT (page 9)									
1.A.1. Community Gardening				11,293	11,293		15,712.00	117,412	1
1.A.2. Neighborhood Environmental Projects					0		1,000.00	19,100	1
SAFETY (page 11)									
1.A.1. Safety and Crime Prevention Projects				45,171	45,171		148,295.00	171,976	1
1.A.2. Community Safety Partnerships		see *** below			0		21,105.00	15,500	1
1.A.3. Identify, Address Safety-related Problems					0			26,500	
CITIZEN ENGAGEMENT (page 15)									
1.A.1-2. Community Events				5,646	5,646		20,266.00	387,274	1
1.A.3. Provide Information				5,647	5,647		1,272.00	273,153	1
1.B.1. Organizational Infrastructure		25,000		20,171	45,171		176,922.00	160,252	1
TOTAL	0	25,000	263,499	87,928	376,427	0.00	983,927.05	2,253,468	
APPROVED EARLY ACCESS - PLAN DEV'L	25,000				25,000				
ACTION PLAN REQUEST	25,000		351,427		376,427				
APPROVED AFFORDABLE HOUSING FUND **	490,000				490,000				
APPROVED COPSI RESERVE FUND ***	39,050				39,050				
ADMINISTRATIVE FUNDS IN PLAN	25,000		31,464		56,464	15.00%			
ADMIN FUNDS FOR HOUSING					46,499				
TOTAL HOUSING ALLOCATION					309,998	82.35%			
AMOUNT AVAILABLE (70%) IN 1ST 3 YEARS ****	25,000		238,499		263,499				

* - Other Funds listed on this spreadsheet are projected in the Action Plan, but are not committed by NRP, any public jurisdiction or other entity unless noted in the Comments section below.

** - Lofts on Arts Avenue (Housing 1.F.1.) was funded through the NRP Affordable Housing Reserve Fund for \$490,000. As such, it is considered an Early Access project. However, the allocation is not included in the total Action Plan Request, nor is it included in the calculation of the neighborhood's Housing Allocation.

*** - The Whittier and Stevens Square Community Oriented Public Safety Initiative (Safety 1.A.2.) was funded through the NRP Community Oriented Public Safety Initiatives Reserve Fund (COPSIRF) for a total of \$78,100; Stevens Square's portion of the allocation is \$39,050. Final expenditures for this initiative are \$78,000; Stevens Square's share of these expenditures is \$39,000. Since the allocation is from the Community Oriented Public Safety Initiatives Reserve Fund, the allocation is not included in the total Action Plan Request calculated above, nor does it count against the neighborhood's Phase II allocation.

**** - On March 22, 2004, the NRP Policy Board adopted a policy that requires each neighborhood to limit its Phase II Neighborhood Action Plan obligations to no more than 70% of of their neighborhood allocation during the first three years following approval of its action plan.

CHANGES:

1. **PENDING:** On August 11, 2005, the NRP Director requested Policy Board approval of a modification to reallocate a total of \$983,927.05 in Phase I funds to the following Phase II strategies: (1) \$263,501 to Phase II strategy, Housing Programs/Long-Term Residency (Housing and Development 1.A.1.); (2) \$362,854.05 to Phase II strategy, Commercial Development (Housing and Development 1.D.1.); (3) \$15,712 to Phase II strategy, Community Gardening (Environment 1.A.1.); (4) \$1,000 to Phase II strategy, Neighborhood Environmental Projects (Environment 1.A.2.); (5) \$148,295 to Phase II strategy, Safety and Crime Prevention Projects (Safety 1.A.1.); (6) \$21,105 to Phase II strategy, Community Safety Partnerships (Safety 1.A.2.); (7) \$20,266 to Phase II strategy, Community Events (Citizen Engagement 1.A.1-2.); (8) \$1,272 to Phase II strategy, Provide Information (Citizen Engagement 1.A.3.); and (9) \$176,922 to Organizational Infrastructure (Citizen Engagement 1.B.1.). (This is Phase I Plan Modification #13 and Phase II Plan Modification #1.)

STEVENS SQUARE PHASE II ACTION PLAN

ACTIVITY	COMMENTS	CONTRACT ADMINISTRATOR
HOUSING AND DEVELOPMENT (page 2)		
1.A.1. Housing Programs/Long-term Residency		DFD/CPED Housing Policy and Development Division
1.A.2. Historic Preservation Education		
1.B.1. Reduce Auto Dependency/Traffic Congestion		
1.C.1. Support a Green, Clean Community		
1.D.1. Commercial Development (including mixed use)		CPED Housing Policy and Development Division
1.E.1. Create/Strengthen Connections		
1.F.1. Lofts on Arts Avenue (AHRF)		CPED Housing Policy and Development Division
ENVIRONMENT (page 9)		
1.A.1. Community Gardening		Park Board/CPED Housing Policy and Dev'l Division/DFD
1.A.2. Neighborhood Environmental Projects		DFD
SAFETY (page 11)		
1.A.1. Safety and Crime Prevention Projects		Police Department
1.A.2. Community Safety Partnerships		Police Department
1.A.3. Identify, Address Safety-related Problems		
CITIZEN ENGAGEMENT (page 15)		
1.1.1-2. Community Events		Park Board
1.1.3. Provide Information		NRP
1.B.1. Organizational Infrastructure		NRP

Stevens Square Phase II Action Plan (Stevens Square 2.xls)

Date Created: November 12, 2004

Last Revision: May 26, 2005

Prepared By: Robert Cooper, Finance, 673-5239