

## MEMORANDUM

To: NRP Policy Board Members and Alternates

From: Robert D. Miller, Director

Date: February 20, 2007

Subject: Bancroft NRP Phase II Neighborhood Action Plan

The Bancroft Neighborhood Association (BNA) is submitting their Phase II Neighborhood Action Plan for your review and adoption. The neighborhood met the eligibility requirements approved by the Policy Board for entry into Phase II in December of 2000 (96% of their Phase I plan was contracted at that time). On December 15, 2003, the Policy Board approved the Phase II Participation Agreement and authorized the use of up to \$19,825 (1/2 of the Phase I Participation Agreement funding) from the Phase II Plan Development Advance Fund for development of the Phase II Plan. Under the authority of the NRP Policy Board policy, "Changing Approved Neighborhood Action Plans and Early Access Requests (amended September 5, 1995)," I approved an additional \$8,000 in Roll Over funds from Phase I to Phase II to complete the planning process. The Phase I Plan report, data entry into PlanNet NRP, and development of the Phase II Participation Agreement were completed with Bancroft's NRP Phase I neighborhood administrative funds.

The neighborhood began work on its Phase II Plan in early 2004. The planning process was interrupted due to the temporary absence of the neighborhood staff. The Steering Committee began meeting again in January 2006, to complete the plan development. Using data gathered and lessons learned from the successful implementation of their NRP Phase I Neighborhood Action Plan, the Steering Committee conducted surveys and workshop meetings to obtain information for developing the plan.

The strategies developed by the Steering Committee respond to the identified needs and concerns of the neighborhood. On December 19, 2006, the draft plan was distributed by email to departmental and jurisdictional partners. The comments received are attached to the Phase II Action Plan. The required legal review found that all strategies within the plan are qualifying expenditures under the NRP law. The neighborhood voted its approval of the Bancroft Phase II NRP Neighborhood Action Plan at a broadly advertised neighborhood meeting on January 31, 2007.

The Bancroft NRP Phase II Neighborhood Action Plan requests a total NRP appropriation of \$265,505 and allocates 76.46% of that amount to housing and housing related activities.

Based on the request of the neighborhood and my review of the Bancroft NRP Phase II Neighborhood Action Plan, I recommend the following:

**WHEREAS:** On April 19, 2004, the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board ("Board") approved a Phase II allocation for the Bancroft neighborhood of \$265,505 based on the Phase II revenues projected for NRP; and

**WHEREAS:** The Bancroft neighborhood conducted an extensive and inclusive Phase II neighborhood action plan development process; and

**WHEREAS:** The Bancroft NRP Phase II Neighborhood Action Plan requests a Phase II allocation at their guideline of \$265,505 and dedicates more than 70% of that allocation to housing programs, projects, services and activities.

**BE IT RESOLVED:** That the Minneapolis Neighborhood Revitalization Program (NRP) Policy Board ("Board") hereby accepts and adopts the Bancroft NRP Phase II Neighborhood Action Plan dated January 31, 2007; and

**RESOLVED FURTHER:** That the Board hereby authorizes the Director to request that the City Council and Mayor [a] approve the Bancroft NRP Phase II Neighborhood Action Plan, and specifically those parts of the Plan that fall under City jurisdiction, for their Phase II allocation of up to \$265,505; [b] amend the 2007 General Appropriation Resolution to increase the Fund CNR0 (NRP Fund) by \$89,359 from existing fund balance for implementation of the approved Plan; [c] and authorize the appropriate City officers to reserve the remaining \$156,321 for Plan implementation in a reserve account within Fund CNR0 for future years expenditures on the approved Plan provided that no more than 70% of the amount approved for the Plan (\$185,852) shall be obligated in the first three (3) years after approval of the Plan; and [d] authorize the appropriate City officers to enter into any contracts or agreements necessary to implement the activities above.

## BANCROFT NEIGHBORHOOD PHASE II ACTION PLAN

ACTIVITY	2004/05-EARLY ACCESS		ACTION PLAN		NRP	PROGRAM INCOME	PHASE I ROLLOVER	CHANGES
	NRP HOUSING	NRP OTHER	NRP HOUSING	NRP OTHER	PHASE II TOTAL			
<b>HOUSING (page 11)</b>								
1.1.1. Home Improvement Loan Program			66,269		66,269			
1.1.2. Low-income Deferred Matching Loan Program			50,000		50,000			
2.1.1. Property Acquisition and Redevelopment			25,000		25,000			
3.1.1. Emergency Home Repair Grant			10,000		10,000			
4.1.1. Housing Coordinator			16,000		16,000			
<b>COMMERCIAL DEVELOPMENT (page 16)</b>								
1.1.1. Commercial Redevelopment Fund				12,050	12,050			
1.1.2. Graffiti Deterrent Program				2,500	2,500			
<b>YOUTH AND SENIOR PROGRAMS (page 18)</b>								
1.1.1. After-School Programs				12,000	12,000			
1.1.2. Youth Work Program				2,500	2,500			
<b>COMMUNITY, FAMILY AND SAFETY (page 21)</b>								
1.3.1. Increase Police Presence		see * below			-			
2.1.1. Neighborhood Events				5,000	5,000			
2.2.1. Phase II Plan Development		19,825			19,825		8,000.00	1
2.3.1. Phase II Implementation				6,725	6,725			
2.4.1. Crime and Safety Organizer				2,836	2,836			
2.5.1. BNA Banner and Website				12,300	12,300			
<b>GREEN BANCROFT (page 30)</b>								
1.1.1. Environmental Projects/Activities				7,500	7,500			
1.1.2. Green Building Demonstration				7,500	7,500			
<b>TRANSPORTATION (page 32)</b>								
1.1.1. Transit Options				7,500	7,500			
<b>TOTAL</b>	<b>0</b>	<b>19,825</b>	<b>167,269</b>	<b>78,411</b>	<b>265,505</b>	<b>0.00</b>	<b>8,000.00</b>	
APPROVED EARLY ACCESS - PLAN DEV'L	19,825				19,825			
<b>ACTION PLAN REQUEST</b>	<b>19,825</b>		<b>245,680</b>		<b>265,505</b>			
APPROVED COPSI RESERVE FUND *	16,735.71				16,735.71			
ADMINISTRATIVE FUNDS IN PLAN	19,825		24,025		43,850	16.52%		
ADMIN FUNDS FOR HOUSING					33,090			
TOTAL HOUSING ALLOCATION					200,359	75.46%		
2007 APPROPRIATION NEEDED			89,359		89,359			
2008 APPROPRIATION NEEDED			55,909		55,909			
2009 APPROPRIATION NEEDED			20,759		20,759			
AMOUNT AVAILABLE (70%) IN 1ST 3 YEARS **	19,825		166,027		185,852	70.00%		

\* - The Bancroft, Bryant, Central, Corcoran, Powderhorn Park and Standish-Ericsson Community Oriented Public Safety Initiative (Increase Police Presence, Community Family and Safety 1.3.1.) was funded through the NRP Community Oriented Public Safety Initiatives Reserve Fund (COPSIRF) for a total of \$117,150; Bancroft's portion of the allocation is \$16,735.71. Final expenditures for this initiative are \$117,000.02; Bancroft's share of these expenditures is \$16,714.29. 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 their neighborhood allocation during the first three years following approval of its action plan.

**CHANGES:**

1. On January 26, 2007, the NRP Director approved a modification to the plan to reallocate \$8,000 in Phase I funds to Phase II strategy, Phase II Plan Development (Community, Family and Safety 2.2.1.). (This is Phase I Plan Modification #16 and Phase II Plan Modification #1.)

## BANCROFT NEIGHBORHOOD PHASE II ACTION PLAN

ACTIVITY	COMMENTS	CONTRACT ADMINISTRATOR
<b>HOUSING (page 11)</b>		
1.1.1. Home Improvement Loan Program		DFD
1.1.2. Low-income Deferred Matching Loan Program		DFD
2.1.1. Property Acquisition and Redevelopment		CPED Multifamily Housing Development Section
3.1.1. Emergency Home Repair Grant		DFD
4.1.1. Housing Coordinator		NRP
<b>COMMERCIAL DEVELOPMENT (page 16)</b>		
1.1.1. Commercial Redevelopment Fund		CPED Business Finance Section
1.1.2. Graffiti Deterrent Program		DFD
<b>YOUTH AND SENIOR PROGRAMS (page 18)</b>		
1.1.1. After-School Programs		MPRB, MPS, Hennepin County
1.1.2. Youth Work Program		MPRB, Hennepin County
<b>COMMUNITY, FAMILY AND SAFETY (page 21)</b>		
1.3.1. Increase Police Presence		Police
2.1.1. Neighborhood Events		NRP
2.2.1. Phase II Plan Development		NRP
2.3.1. Phase II Implementation		NRP
2.4.1. Crime and Safety Organizer		NRP
2.5.1. BNA Banner and Website		NRP
<b>GREEN BANCROFT (page 30)</b>		
1.1.1. Environmental Projects/Activities		MPRB, MPS, Public Works, Hennepin County
1.1.2. Green Building Demonstration		MPRB, Public Works, DFD
<b>TRANSPORTATION (page 32)</b>		
1.1.1. Transit Options		MPRB, Public Works

Bancroft Neighborhood Phase II Action Plan (Bancroft 2.xls)

Date Created: December 20, 2006

Last Revision: February 8, 2007

Prepared By: Robert Cooper, Finance, 673-5239



**BANCROFT NEIGHBORHOOD ASSOCIATION**

**NPR PHASE II PLAN**

**January 31, 2007  
Final Draft Plan**

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Small Area Plan	

## **Bancroft Neighborhood Association**

1/31/07 NRP Phase II Draft Plan

Total NRP Funds \$265,505

### **Plan Overview**

#### **A. Housing:** \$167,269 Phase II Funds

The goals of our housing programs are to provide safe, attractive and affordable homes to Bancroft residents. Also BNA would like to provide a variety of housing options to meet the needs of our residents.

BNA housing dollars will be used for home improvement loans, targeted low income/distressed housing deferred loans, property acquisition and redevelopment, emergency home repair grant program and BNA staff to facilitate the programs.

#### **B. Commercial Development:** \$14,550 NRP Phase II Funds

The goals of the BNA Re-development committee are commercial nodes that are safe, attractive and provide services to meet the needs of Bancroft Residents.

#### **C. Youth & Senior Programs:** \$14,500 NRP Phase II Funds

The goals of the youth and senior programs are to create a vibrant, supportive community for people who live, work, and play here.

#### **D. Community, Family & Safety Issues:** \$46,686 NRP Phase II Funds

The goal of Community Family Issues is to provide a vibrant, supportive community for people who live, work, and play here.

The goal of crime and safety issues is to have a neighborhood that looks and feels safe.

#### **E. Green Bancroft:** \$15,000 NRP Phase II Funds

The goal of Green Bancroft is to implement projects that unite neighbors in environmentally sustainable practices that inspire others to learn and practice environmentally conscience behaviors.

#### **F. Transportation:** \$7,500 NRP Phase II Funds

The transportation goal is to connect Bancroft residents and neighborhood to the broader City and metro area.

## Neighborhood Description

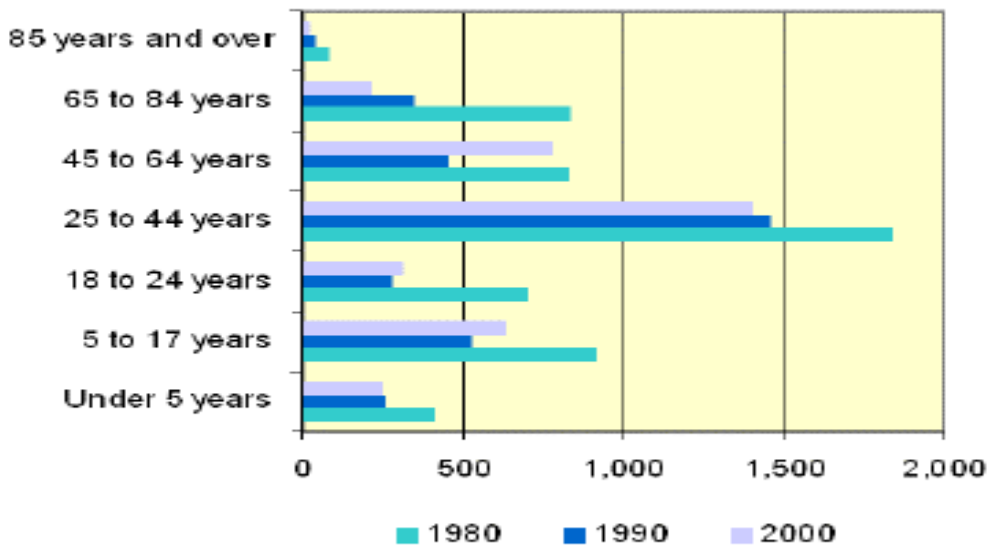
This section briefly describes the demographics of the neighborhood and compares them to earlier versions of the same data. Major changes from the characteristics of the neighborhood in 1990 are highlighted.

The boundaries of the Bancroft Neighborhood are East 38th Street on the north, East 42nd Street on the south and Chicago Avenue on the west. The eastern boundary is Cedar Avenue. According to the 2000 Census, the population of the neighborhood is 3606.

Population Bancroft	1980	1990	2000
	5,620	3,777	3,606

Bancroft’s population decreased 40 percent between 1980 and 1990. This decrease was mainly the result of a boundary change that moved 24 blocks – a third of the neighborhood – out of Bancroft. In 1986, Bancroft’s northern boundary moved from 36<sup>th</sup> Street to 38<sup>th</sup> Street, and people living in this area appeared in the 1990 census as residents of [Powderhorn Park](#) neighborhood. The Bancroft population then increased 4.2 percent between 1990 and 2000. The citywide population increased 3.1 percent during this same time period.

**Bancroft : Age distribution**



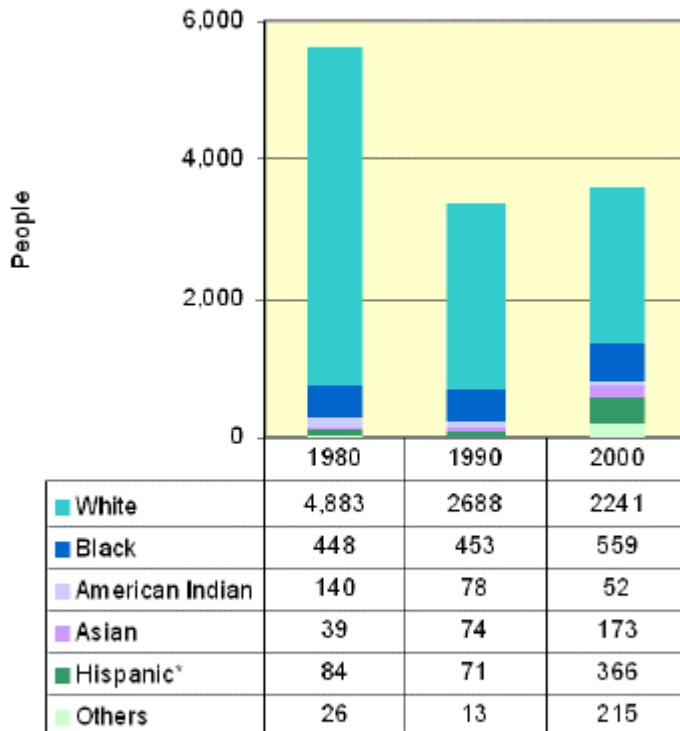
Source: Minneapolis Community Planning and Economic Development with data from the U.S. Census of Population and Housing (SF1)

After losing [population](#) in the boundary change, the neighborhood adult population increased 13 percent between 1990 and 2000. Together with the adult population, the



group of children and adolescents expanded by more than 11 percent. The senior population, however, decreased by 40 percent in the same period.

**Bancroft : Ethnic distribution**



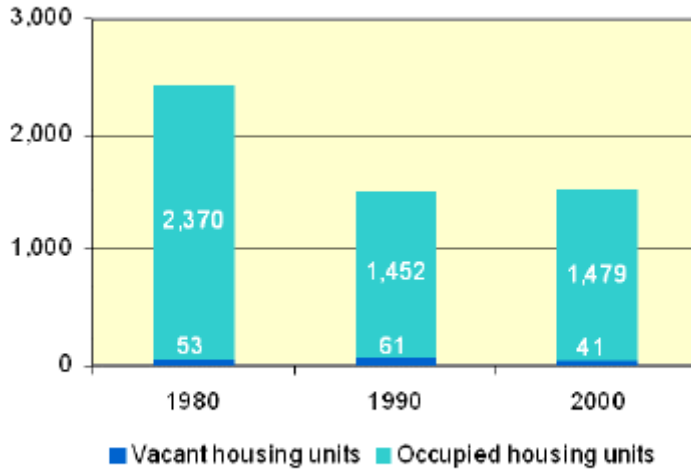
\* Hispanics could be any race

Source: Minneapolis Community Planning and Economic Development with data from the U.S. Census of Population and Housing (SF1)

Bancroft’s ethnic makeup changed substantially between 1980 and 2000. In 1980, [white](#) people made up 87 percent of the population and [black](#) people made up 8 percent. The other groups were very small. By 2000, whites had declined to 62 percent, blacks had increased to more than 15 percent and the [Hispanic](#) presence in the neighborhood grew to 10 percent. Between 1990 and 2000 Hispanics expanded by more than 400 percent and [Asians](#) by more than 130 percent, while the white population shrank by 17 percent.

## Housing

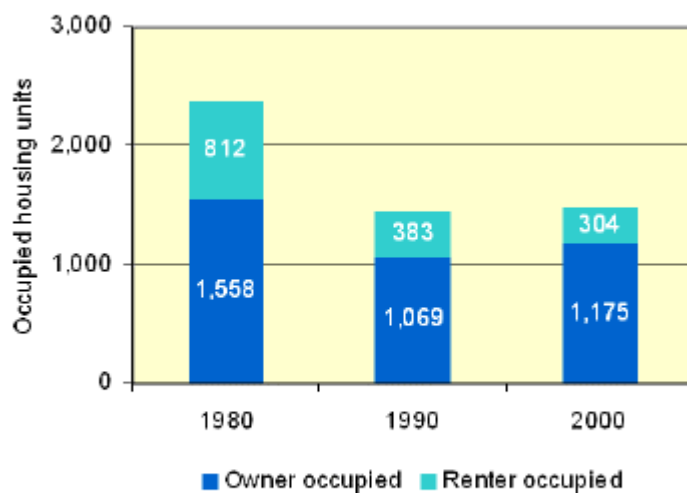
### Bancroft: Housing availability



Source: Minneapolis Community Planning and Economic Development with data from the U.S. Census of Population and Housing (SF3)

Bancroft had its highest level of vacant [housing units](#) in 1990 – 4 percent – and then they dropped to 3 percent in 2000. The total number of housing units shrank 37 percent between 1980 and 2000.

### Bancroft: Occupied housing units



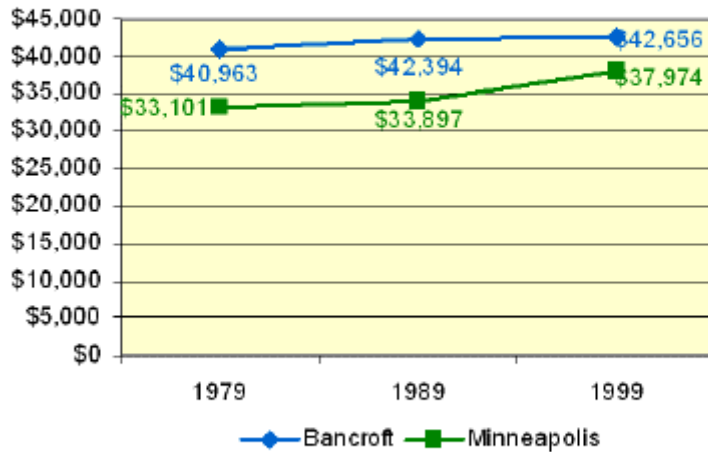
Source: Minneapolis Community Planning and Economic Development with data from the U.S. Census of Population and Housing (SF3)

Bancroft's owner-occupied housing units steadily rose between 1990 and 2000, after a decline caused by boundary changes in the 1980s. They increased from 74 percent in 1990 to 79 percent in 2000, while the number of vacant housing units decreased.

### Bancroft / Minneapolis

Median Household Income

(in 1999 dollars)



Source: Minneapolis Community Planning and Economic Development  
with data from the US Census of Population and Housing (SF3)

Bancroft's [median household income](#) was higher than the citywide figure between 1980 and 2000. The neighborhood's household income increased 4 percent between 1980 and 2000 (in 1999 dollars) compared to a 15 percent increase citywide.

### Labor Force

The [labor force participation](#) rate in Bancroft remained above the citywide figure between 1980 and 2000. The neighborhood and Minneapolis reached their highest levels in 2000: 75 percent and 72 percent respectively

## Planning Process

### Bancroft NRP Phase II Planning Timeline

October 2003	Complete Participation Agreement (PA)
November	Gain approval of PA at Annual Meeting and begin recruitment for NRP volunteers.
Jan - Feb 2004	Develop and mail surveys
March - April	Tabulation of surveys
Jan-Feb 2006	Gather Steering Committee and action groups to review and analyze survey data and to establish initial allocation of resource guidelines.
Mar-Apr	Action Groups develop strategies.
May-October	Steering Committee completes plan.
November	Joint Council and Community Review of draft plan
December	Council releases the Executive Summary for mailing.
January 2007	General Membership Meeting, announce plan and final vote. Bancroft Neighborhood Association final approval vote.

### Bancroft NRP Phase II Plan Allocations

#### **Housing Total Commitment \$167,269**

A.1.1.1.	Home Improvement Revolving Loan Program (\$66,269)
A.1.1.2	Targeted Low Income/Distressed Deferred Loan (\$50,000)
A.2.1.1	Property Acquisition and Redevelopment (\$25,000)
A.3.1.1	Emergency Home Repair Grant Program (\$10,000)
A.4.1.1	Housing Coordinator (\$16,000)

#### **Commercial Development Total Commitment \$14,550**

B.1.1.1	Commercial Re-Development program (\$12,050)
B.1.1.2	Graffiti Determent Program (\$2,500)

#### **Youth & Senior Programs Total Commitment \$14,500**

C.1.1.1	After School Programs (\$12,000)
C.1.1.2	Youth Work Program (\$2,500)
C.1.2.1.	Senior Programs (0)

#### **Community, Family & Safety Issues Total Commitment \$46,686**

D.1.1.1	Neighborhood Lighting (0)
D.1.2.1	Graffiti Response Team (0)
D.1.3.1	COPSIRF (\$16,714.29 not included in Phase II BNA Funding)
D.2.1.1	Neighborhood Events (\$5,000)
D.2.2.1	NRP Coordinator, Phase II Plan Development (\$19,825 Early Access + \$8,000 Phase I to Phase II Rollover Funds)
D.2.3.1	NRP Coordinator- Implementation (\$6,725)

- D.2.4.1 Crime & safety/business organizer (\$2,836)
- D.2.5.1 Bancroft Banner newsletter/BNA website (\$12,300)
- D.2.6.1 Neighborhood Diversity (0)

**Green Bancroft Total Commitment \$15,000**

- E.1.1.1 Environmental Projects/Activities (\$7,500)
- E.1.1.2 Green Residential & Non Residential Building Demonstration (\$7,500)

**Transportation Total Commitment \$7,500**

- F.1.1.1 Safety & Health (\$7,500)

Housing:	\$167,269
Non Housing Projects:	\$ 54,386
NRP Administration:	\$ 43,850

**Total NRP Phase II allocation for Bancroft \$265,505**

\*COPSIRF: \$16,714.29

\*In 2003, the City of Minneapolis set aside \$1,000,000 off of the entire NRP Phase II allocation, for all of the NRP neighborhoods, for more police protection. Bancroft's portion is \$16,714.29 this amount is not coming out of our non-housing portion.

**Attachments (available by request)**

- Participation Agreement
- Phase I Review
- Phase II Resident Survey
- 38<sup>th</sup> & Chicago Community Development Plan
- Small Area Plan

**The Plan Total NRP Phase II Funds \$265,505**

**Housing Total Commitment \$167,269**

- A.1.1.1 Home Improvement Revolving Loan Program (\$66,269)
- A.1.1.2 Targeted Low Income/Distressed Deferred Loan (\$50,000)
- A.2.1.1 Property Acquisition and Redevelopment (\$25,000)
- A.3.1.1 Emergency Home Repair Grant Program (\$10,000)
- A.4.1.1 Housing Coordinator (\$16,000)

**Commercial Development Total Commitment \$14,550**

- B.1.1.1 Commercial Re-Development program (\$12,050)
- B.1.1.2 Graffiti determent program (\$2,500)

**Youth & Senior Programs Total Commitment \$14,500**

- C.1.1.1 After School Programs (\$12,000)
- C.1.1.2 Youth Work Program (\$2,500)
- C.2.1.1 Senior Programs (When funds become available)

**Community, Family & Safety Issues Total Commitment \$46,686**

- D.1.1.1 Neighborhood Lighting (0)
- D.1.2.1 Graffiti Response Team (0)
- D.1.3.1 COPSIRF (\$16,714.29 not included in Phase II BNA Funding)
- D.2.1.1 Neighborhood Events (\$5,000)
- D.2.2.1 NRP Coordinator, Phase II Plan Development (\$19,825)  
(\$8,000 Phase I to Phase II Roll Over – Phase II Plan Mod. #1)
- D.2.3.1 NRP Coordinator- implementation (\$6,725)
- D.2.4.1 Crime & Safety Organizer (\$2,836)
- D.2.5.1 Bancroft Banner newsletter/BNA website (\$12,300)
- D.2.6.1 Diversity Program (\$0)

**Green Bancroft Total Commitment \$15,000**

- E.1.1.1 Environmental Projects/Activities (\$7,500)
- E.1.1.2 Green Residential & Non Residential Building Demonstration (\$7,500)

**Transportation Total Commitment \$7,500**

- F.1.1.1 Safety, Convenience & Healthy Living Transit Options (\$7,500)

## **A. Housing: Home Improvement Loan Program**

**Goal 1:** Homes that are safe, attractive, affordable, and provide housing options to meet the needs of Bancroft Residents.

**Objective 1:** Improve housing quality, safety, appearance, affordability, and choice for Bancroft residents.

**Strategy 1:** Establish a home improvement revolving loan program for Bancroft residents.

**Rationale:** The neighborhood survey results indicate a high priority for preserving neighborhood appearance, stability, and quality of life through safe, well-maintained and affordable housing.

**Relates to City Goal:** Foster the development and preservation of a mix of housing types that is available, affordable, and meets current needs and promotes future growth.

**How:**

Built on the success of the NRP Phase I Bancroft Home Improvement Loan program. Continue to invest in the Bancroft neighborhood by expanding on the home improvement loan program. Work with program providers to develop loan program guidelines to meet the needs of Bancroft residents. Promote the program through the Bancroft Banner newsletter and flyers to all the households in the neighborhood.

**Partners:** Bancroft Neighborhood Association (BNA)  
Bancroft neighborhood property owners  
City of Minneapolis, DFD  
Third-party Program Administrator

**Schedule:** 2007- \$20,100; 2008- \$20,100; 2010- \$26,069

**Resources:** NRP \$66,269

**Contract Administrator:** DFD

## **A. Housing: Targeted Low Income/Distressed Deferred Loan**

**Goal 1:** Homes that are safe, attractive, affordable, and provide housing options to meet the needs of Bancroft Residents.

**Objective 1:** Improve housing quality, safety, appearance, affordability, and choice for Bancroft residents.

**Strategy 2:** Establish a deferred matching loan program targeted for low income homeowners and distressed housing in Bancroft.

**Rationale:** The neighborhood survey results indicate a high priority for preserving neighborhood appearance, stability, and quality of life through safe, well-maintained and affordable housing. Bancroft neighborhood will be able to act on opportunities to redevelop properties.

**Relates to City Goal:** Foster the development and preservation of a mix of housing types that is available, affordable, and meets current needs and promotes future growth.

### **How:**

Continue to invest in the Bancroft neighborhood by expanding on the home improvement program to include distressed properties. Evaluate the program guidelines and update them as needed to respond to the changing needs of Bancroft homeowners. Promote the program through the Bancroft Banner newsletter and flyers all the households in the neighborhood. (Housing conditions below average or citations written.)

**Partners:** Bancroft Neighborhood Association (BNA)  
Bancroft neighborhood property owners  
City of Minneapolis, DFD  
Third Party program administrator

**Schedule:** 2007- \$25,000; 2009-\$10,500; 2010- \$14,500

**Resources :** NRP \$50,000

**Contract Administrator:** DFD



## **A. Housing: Property Acquisition and Redevelopment**

**Goal 2:** Multi-family homes that are safe, attractive, affordable, and provide housing options to meet the needs of Bancroft Residents.

**Objective 1:** Improve housing quality, safety, appearance, affordability, and choice for Bancroft residents.

**Strategy 1:** Establish a housing re-development fund for new multi-family housing in Bancroft.

**Rationale:** The neighborhood survey results indicate a high priority for preserving neighborhood appearance, stability, and quality of life through safe, well-maintained and affordable multi-family housing. Bancroft neighborhood will be able to act on opportunities to redevelop properties through both the BNA Re-development Committee and the Corridor Housing Initiative.

**Relates to City Goal:** Foster the development and preservation of a mix of housing types that is available, affordable, and meets current needs and promotes future growth.

**How:**

BNA would like to create a fund that will allow us to leverage dollars in order to bring in housing developers, who meet our vision, into target areas. Leverage dollars will be used to purchase land or existing non-occupied property to help complete major improvements to meet the City of Minneapolis Housing codes.

**Partners:** Bancroft Neighborhood Association (BNA)  
CPED Multi family  
Third party program administrator

**Schedule:** 2007- \$20,000; 2010 - \$5,000

**Resources:** NRP \$25,000

**Contract Administrator:** CPED- multi family

## **A. Housing: Emergency Home Repair Grant**

**Goal 3:** Preserve Bancroft housing stock.

**Objective 1:** Improve housing quality, safety, appearance, affordability, and choice for Bancroft residents.

**Strategy 1:** Expand BNA's existing Emergency Home Repair Grant Program, which supplies grant money for households in financial need.

**Rationale:** BNA has always felt that it is important to help those in financial need in the neighborhood. Helping residents to correct repair a hazardous or emergency problem can sometimes make the difference between keeping, or losing their home. Maintaining the housing stock, helping to stabilize dangerous situations, and providing for those in need are positive outcomes of this program.

**Relates to City Goal:** Increase the city's population and tax base by developing and supporting housing choices citywide through preservation of existing housing and new construction.

**How:**

The BNA Redevelopment Committee will review the Emergency Home Repair Program Guidelines in 2007. They will review grant amounts, income limits, acceptable projects, and other program specifics to assure that they are still applicable before contracting these dollars. BNA will update the program guidelines and scope of service, as needed, and continue the program with funding in 2007-2009. Income guidelines will apply for moderate to low-income homeowners.

**Partners:** Bancroft Neighborhood Association (BNA)  
Bancroft neighborhood property owners  
City of Minneapolis, DFD  
Third Party program administrator

**Schedule:** 2007-\$5000, 2009-\$5000

**Resources:** NRP \$10,000

**Contract Administrator:** DFD

## **A. Housing: Housing Coordinator**

**Goal 4:** Successful implement the housing goals in the Bancroft NRP Plan.

**Objective 1:** Increase the effectiveness of BNA housing programs and projects through ongoing staff support.

**Strategy 1:** Provide staffing and support to plan, promote, and monitor Bancroft housing programs.

**Rationale:** Implementation of the previously stated housing programs is a major component of the BNA NRP Phase II Plan. Working with developers and other agencies to plan, oversee construction, and secure additional resources would be difficult for the volunteer BNA Redevelopment Committee to manage. BNA housing staff will support this volunteer committee and serve as the lead for housing programs and neighborhood development projects.

**Relates to City Goal:** Increase the city's population and tax base by developing and supporting housing choices citywide through preservation of existing housing and new construction.

### **How:**

BNA housing staff will assist in the research of housing needs, develop housing program examples for review by the committee, work with City staff to develop implementation contracts, work with developers to develop programs that fit the BNA Affordable Housing Statement and the BNA Design & Development Guidelines. Staff will oversee active projects, promote neighborhood's housing programs, monitor program reports and develop final reports and evaluations.

**Partners:** BNA

**Schedule:** 2007-\$4,159; 2008-\$4,159; 2009-\$4,159; 2010-\$3,523

**Resources:** NRP \$16,000

**Contract Administrator:** NRP

Budget:

	<u>2007, 2008, 2009</u>	<u>2010</u>
Staff:	\$18 to \$19 per hour	Staff: \$20 per hour
	4 to 5 hours per week	4 hours per week
	46 to 48 weeks per year	44 weeks

## **B. Commercial Development: Commercial Re-Development Program**

**Goal 1:** Commercial nodes that are safe, attractive and provide services to meet the needs of Bancroft Residents.

**Objective 1:** Improve business quality, safety, appearance and services for Bancroft residents and business patrons.

**Strategy 1:** Establish a commercial re-development fund for new and existing businesses in target commercial nodes in Bancroft.

**Rationale:** The neighborhood survey results indicate a high priority for preserving neighborhood commercial nodes, focusing on appearance and stability through safe, well maintained businesses that serve the needs of the neighborhood residents. Bancroft neighborhood will be able to act on opportunities to redevelop properties through participation in the BNA Re-development Committee.

**Relates to City Goal:** Create strong and vital commercial corridors through mixed-use development, including a variety of businesses and creative housing.

**How:**

BNA will create a fund that will allow us to leverage dollars in order to bring anchor businesses into target areas. Leverage dollars will be used to purchase land and/or the building, help complete major repairs: exterior and permanent interior improvements (no signs), and to meet the City of Minneapolis business codes.

**Partners:** Bancroft Neighborhood Association (BNA)  
CPED- Business Finance  
Business Property Owners

**Schedule:** 2008- \$12,050

**Resources:** NRP \$12,050

**Contact Administrator:** CPED – Business Finance

## **B. Commercial Development: Graffiti Deterrent Program**

**Goal 1:** Commercial nodes that are safe, attractive and provide services to meet the needs of Bancroft Residents.

**Objective 1:** Improve business quality, safety, appearance and services for Bancroft residents and business patrons.

**Strategy 2:** Plan and implement graffiti reduction projects and activities that educate neighbors, and improve the urban social environment.

**Rationale:** Graffiti is a crime of property damage, a source of urban blight, and often an indication of gang activity. Bancroft residents continue to rate graffiti in the top 5 concerns in the neighborhood.

**Relates to City Goal:** Build communities where people feel safe and trust the City's public safety professionals and systems.

**How:**

Continue to work with organizations/schools that paint murals on garages and businesses to deter graffiti and improve the urban landscape.

**Partners;** Bancroft Neighborhood Association  
Bancroft Schools

**Schedule:** 2010- \$2500

**Resources:** NRP \$2500

**Contract Administrator:** DFD

## **C. Youth & Senior Programs: After School Programs**

**Goal 1:** Preserve Bancroft Neighborhood as a vibrant, supportive community for people who live, work, and play here.

**Objective 1:** Increase the opportunities for youth to have meaningful relationships with the community.

**Strategy 1:** Provide enrichment opportunities for Bancroft Neighborhood youth to engage in recreational programs after school and during the summer.

**Rationale:** In the Bancroft NRP Phase II survey. Youth program & activities were in the top 5 priorities given by Bancroft residents. The program provides social development opportunities for young people to be engaged in positive activities in a supervised manner regardless of financial circumstances.

**Relates to City Goal:** Promote public, community, and private partnerships to address disparities and to support strong, healthy families and communities.

**How:**

Work with MPRB and our local schools and churches to develop and offer programs that meet the needs of area youth. Promote the program through BNA newsletter and MPRB publication Evaluate and report outcomes to the neighborhood and NRP.

**Partners:** Minneapolis Park and Recreation Board (MPRB)  
Bancroft Neighborhood Association  
Local schools and churches  
Youth Serving Organizations

**Schedule:** 2007-\$4,000; 2009-\$3,000; 2010-\$5,000

**Resources:** NRP \$12,000

**Contract Administrator:** MPRB, MPS, Hennepin County

## **C. Youth & Senior Programs: Youth Work Program**

**Goal 1:** Preserve Bancroft Neighborhood as a vibrant, supportive community for people who live, work, and play here.

**Objective 1:** Increase the opportunities for youth to have meaningful relationships with the community.

**Strategy 2:** Provide job opportunities for youth ages 12-15 through a Bancroft Neighborhood Association Youth Work Program.

**Rationale:** In the Bancroft NRP Phase II survey. Youth program & activities were in the top 5 priorities given by Bancroft residents. The Youth Work Program will assist youth in developing a sense of responsibility and discipline, while also being of service to the park and community members.

**Relates to City Goal:** Promote public, community, and private partnerships to address disparities and to support strong, healthy families and communities.

**How:**

Work with MPRB to develop Youth Work Program guidelines. Promote the program through BNA newsletter and MPRB publication. Funds will be used for youth salaries. Evaluate and report outcomes to the neighborhood and NRP.

**Partners:** Minneapolis Park and Recreation Board (MPRB)  
Bancroft Neighborhood Association  
Youth serving agencies  
Local businesses

**Schedule:** 2007- \$2,500

**Resources:** NRP \$2,500

**Contract Administrator:** MPRB, Hennepin County

## **C. Youth & Senior Programs: Senior Programs**

**Goal 1:** Preserve Bancroft Neighborhood as a vibrant, supportive community for people who live, work, and play here.

**Objective 2:** Preserve, strengthen and support programs that enhance lives of Bancroft seniors.

**Strategy 1:** Develop or work with existing senior organizations to offer programs, activities, and services for Bancroft seniors.

**Rationale:** Bancroft Seniors expressed a desire for activities and programs that support and foster vibrant connections among seniors. In the Bancroft NRP Phase II survey. Senior program & activities and support were in the top 10 priorities given by Bancroft residents.

**Relates to City Goal:** Promote public, community, and private partnerships to address disparities and to support strong, healthy families and communities.

**How:**

Seek partnerships with adjacent neighborhoods for program support and clientele. Publicize programs through the Bancroft Banner Newsletter, COAM, places of worship, and flyer distributions.

**Partners:** BNA

- Bancroft Seniors
- Senior Servicing Agencies
- Minneapolis Park and Recreation Board
- Hennepin County Human Services Department

**Schedule:** Ongoing

**Resources:** As funds become available

**Contract Administrator:** MPRB, Hennepin County



## **D. Community, Family & Safety: Neighborhood Lighting**

**Goal 1:** A neighborhood that looks and feels safe.

**Objective 1:** Increase and improve lighting on neighborhood streets and in public spaces.

**Strategy 1:** Inventory lighting needs of the neighborhood along streets and alleys.

**Rationale:** In the Bancroft NRP Phase II survey lighting was rated in the top 10 priorities given by Bancroft residents.

**Relates to City Goal:** Build communities where people feel safe and trust the City's public safety professionals and systems.

**How:**

BNA will work with partners to assess and locate sites for potential new lighting and continue to advocate for this through the City's Capital Improvement budget process.

**Partners:** Bancroft Neighborhood Association  
Minneapolis Public Works  
Hennepin County

**Schedule :** Ongoing

**Resources:** -0-

**Contract Administrator:** N/A

## **D. Community, Family & Safety: Graffiti Response Team**

**Goal 1:** A neighborhood that looks and feels safe.

**Objective 2:** Improve the neighborhood environment and expand the knowledge of graffiti issues and solutions.

**Strategy 1:** Organize neighborhood volunteers to help in the timely reporting and removal of graffiti.

**Rationale:** Graffiti is a crime of property damage, a source of urban blight, and often an indication of gang activity. Bancroft residents continue to rate graffiti in the top 5 concerns in the neighborhood.

**Relates to City Goal:** Build communities where people feel safe and trust the City's public safety professionals and systems.

**How:**

Utilize the neighborhood newsletter and web site to organize volunteers to help remove graffiti as needed.

**Partners:** Bancroft Neighborhood Association  
Bancroft Schools

**Schedule:** Ongoing

**Resources:** -0-

**Contract Administrator:** N/A

## **D. Community, Family & Safety: Increase Police Presence (COPSIRF)**

**Goal 1:** A neighborhood that looks and feels safe.

**Objective 3:** Increase residents', businesses' and property owners' awareness of police presence and activities in the neighborhood.

**Strategy 1:** Enter into partnerships with other neighborhoods to increase police presence in the community and improve communications regarding crime issues.

**Relates to City Goal:** Continue to support community-based initiatives to assure safety and to prevent crime in neighborhoods: Assign more officers to beat patrols, bike patrols and mounted patrols as a regular function of the Police Department, to improve community interaction with police officers.

**Rationale:** Bancroft residents continue to place police protection in the top 5 priorities in the neighborhood.

### **How:**

Partner with other neighborhoods in the COPSIRF program, provide space in the neighborhood newsletter and its web site to inform residents about police activities. Partner with other neighborhood organizations or media to foster communication regarding training, crime trends, statistics, and reports.

**Partners:** Bancroft Neighborhood Association  
Minneapolis Police Department  
Minneapolis Park Police  
Neighborhood organizations  
Bancroft Banner

**Schedule:** 2007

**Resources:** NRP Reserve Funds \$16,714.29

**Contract Administrator:** Minneapolis Police Department

## **D. Community, Family & Safety: Neighborhood Events**

**Goal 2:** Preserve Bancroft Neighborhood as a vibrant, supportive community for people who live, work, and play here.

**Objective1:** Increase safety and the sense of community in Bancroft and empower people to take action and make change in their neighborhood.

**Strategy 1:** Utilize community events and activities as a way to connect neighbors to the BNA and to help implement the NRP Phase II Plan.

**Rationale:** Connecting people, to each other and to BNA. is what builds a strong neighborhood association and neighborhood. On-going events that bring people together in new ways are important to attract a wide-range of people, and for neighbors to see each other in a new light. Community gatherings are an important way to both promote the NRP Plan, and recruit volunteers for implementation.

**Relates to City Goal:** Strengthen the participation of all citizens, including children, in the economic and civic life of the community.

### **How**

Events are planned by each of the BNA committees, the board, and various working groups to assure an ongoing schedule of neighborhood happenings. The BNA Board has the final review of these proposed events and approves their budgets, goals, and scope of activities annually.

**Partners:** Minneapolis Park and Recreation Board (MPRB)  
Bancroft Neighborhood Association  
Local schools, churches and civic organizations

**Schedule:** 2007-\$1,500; 2008-\$1,000; 2009-\$1,000; 2010-\$1,500

**Resources:** NRP \$5000

**Contract Administrator:** NRP

## **D. Community, Family & Safety: NRP Coordinator, Phase II Plan Development**

**Goal 2:** Preserve Bancroft Neighborhood as a vibrant, supportive community for people who live and work here.

**Objective 2:** Maintain the capacity of the Bancroft Neighborhood Association to develop the NRP Phase II Plan.

**Strategy 1:** Fund a part time NRP Coordinator to assist the BNA in the development of the Phase II NRP Action Plan.

**Rationale:** The work of the Bancroft Neighborhood Association thrives on the continuity and energy brought to its volunteer board by neighborhood staff. Staff is needed to sustain BNA's capacity to develop the Phase II Plan

**Relates to City Goal:** Strengthen the City government management and enhance community engagement.

**How:**

Utilize BNA Personnel committee to develop a job description and select a qualified applicant.

**Partners:** Bancroft Neighborhood Association  
NRP

**Schedule:** 2004-2006

**Resources:** \$19,825 Early Access Funds plus \$8,000 Phase I to Phase Roll Over, Phase II Plan Modification #1. Total funding \$27,825.

**Contract Administrator:** NRP

**NRP Phase II Plan Development Budget:**

Staff	\$16.50/hr x 43 hrs/mo	
x 18 months		\$12,771
Rent	\$180/mo x 18 months	\$ 3,240
Phone/Web page & Internet svc	\$133/mo x 18 months	\$ 2,394
Meeting supplies/child care	\$75/mo x 18 months	\$ 1,350
Communications, printing, mailing, survey & newsletters		<u>\$ 8,070</u>
	Total	\$27,825

## **D. Community, Family & Safety: NRP Coordinator-Implementation**

**Goal 2:** Preserve Bancroft Neighborhood as a vibrant, supportive community for people who live and work here.

**Objective 3:** Maintain the capacity of the Bancroft Neighborhood Association to implement the NRP Phase II Plan.

**Strategy 1:** Fund a part time NRP Coordinator to assist the BNA in the implementation of the Phase II NRP Action Plan.

**Rationale:** The work of the Bancroft Neighborhood Association thrives on the continuity and energy brought to its volunteer board by neighborhood staff. Staff is needed to sustain BNA's capacity to develop the Phase II Plan

**Relates to City Goal:** Strengthen the City government management and enhance community engagement.

**How:**

Utilize BNA Personnel committee to develop job description and select a qualified applicant. Fund with NRP Phase I dollars, as needed.

**Partners:** Bancroft Neighborhood Association  
NRP

**Schedule:** 2007-\$2,000; 2008-2,000; 2009-\$2,000; 2010-\$725

**Resources:** NRP \$6725 (NRP Phase I Rollover Funds to be determined at a later date)

**Contract Administrator:** NRP

Annual budget includes:

Rent and janitorial expenses	\$180 per month	\$2160 per year
Staff \$18-\$19/hour, 4-5 hours/week, 48-50 weeks/year	\$3456 to	\$4750 per year
Liability Insurance		\$ 350 per year
Communications, copy & mail expense		\$ 500 per year
Meeting Expense		<u>\$ 400</u> per year
	Est. Minimum Annual Budget	\$8160

## **D. Community, Family & Safety: Crime & Safety Organizer**

**Goal 2:** Preserve Bancroft Neighborhood as a vibrant, supportive community for people who live and work here.

**Objective 4:** Increase the number of block club leaders in Bancroft residential and business areas.

**Strategy 1:** Utilize a part time organizer to assist the BNA in the recruit and retention of Block Club Leaders.

**Relates to City Goal:** Continue to support community-based initiatives to assure safety and to prevent crime in neighborhoods.

### **How:**

Recruit volunteers throughout the neighborhood to serve as a neighborhood contact and block club leaders. Refer block club leaders to CCP/SAFE for training. The BNA staff will work with both residents and business owners to improve both the perception and reality of a safe neighborhood.

### **Partners:** BNA

Current Block Club Leaders

Businesses

MPD 3<sup>rd</sup> Precinct

**Schedule:** 2008-\$1,000; 2009-\$800; 2010-\$1,036

**Resources:** NRP \$2,836 and other grants, when available

**Contract Administrator:** NRP

### **Budget:**

2008 55 hours/yr. @ \$18 per hour

2009 42 hours/yr. @ \$19 per hour

2010 51 hours/yr. @ \$20 per hour

## **D. Community, Family & Safety: BNA Banner and Website**

**Goal 2:** Preserve Bancroft Neighborhood as a vibrant, supportive community for people who live and work here.

**Objective 5:** Increase the quality, quantity and access to neighborhood news.

**Strategy 1:** Develop the neighborhood web site and develop and efficiently distribute the BNA Banner newsletter.

**Rationale:** The successful implementation of the NRP Phase II Plan requires good communications between the residents and BNA. Bancroft currently has a newsletter, but this strategy will expand and increase the number and types of communications.

**Relates to City Goal:** Strengthen the City government management and enhance community engagement.

### **How:**

BNA will utilize neighborhood flyers and newsletters and the web site to inform residents about the NRP Phase II Plan projects and programs, recruit volunteers to serve on the Board and its committees, and provide additional information about the City's programs and priorities. NRP Phase I Roll Over funds will be reallocated, as needed, to continue this vital communication link to the neighborhood.

**Partners:** BNA  
NRP

**Schedule:** 2007-\$3,100; 2008-\$3,100; 2009 -\$3,100; 2010-\$3,000

**Resources:** NRP- \$12,300

**Contract Administrator:** NRP

Annual budget:

Phone, Internet, Website	\$110/month	\$1320/year
Newsletter expense	\$445/quarter	\$1780/year



## **D. Community, Family & Safety: Neighborhood Diversity**

**Goal 2:** Preserve Bancroft Neighborhood as a vibrant, supportive community for people who live and work here.

**Objective 6:** Increase the diversity of the Bancroft Neighborhood Association and its volunteers.

**Strategy 1:** Develop communications, festivals and events to increase the number of people from under-represented groups, particularly Black, Asian, and Hispanic residents, to participate in the implementation of the NRP Phase II Plan.

**Rationale:** The successful implementation of the NRP Phase II Plan requires good communications between the residents and BNA. The neighborhood's ethnic makeup has become more diverse and the neighborhood association needs to be more reflective of that diversity.

**Relates to City Goal:** Strengthen the City government management and enhance community engagement.

### **How:**

BNA will utilize neighborhood events and flyers and communications with more Spanish translations (and other languages as needed) to inform residents about the NRP Phase II Plan projects and programs, recruit volunteers to serve on the Board and its committees. We will continue to provide additional information about the City's programs and priorities. Activities and events will be developed to attract both new Americans and other under-represented residents.

**Partners:** BNA  
NRP

**Schedule:** On-going

**Resources:** -0-

**Contract Administrator:** N/A

## **E. Green Bancroft: Environmental Projects/Activities**

**Goal 1:** Unite neighbors in environmentally sustainable practices that inspire others to learn and practice environmentally conscience behaviors.

**Objective 1:** Improve the neighborhood environment and expand the knowledge of environmental issues and solutions.

**Strategy 1:** Plan and implement environmental and natural resources projects and activities that will educate neighbors and improve the environment.

**Rationale:** Knowledge is power; encouraging neighbors to change small habits can cause substantial results. Teaching people through demonstration how to care for their surroundings will help their understanding, connect neighbors together in a common cause and unite them in physically caring for their neighborhood, and clean the environment.

**Relates to City Goal:** Preserve and enhance our environmental, economic and social realms to promote a sustainable Minneapolis.

### **How:**

BNA will work with other neighborhoods to organize environmental educational events and activities focusing on specific topics including solar thermal, storm water management, tree planting and care, and others. NRP funds will be used for development and distribution of materials, equipment rental, presentation fees, and mailing and other communication costs.

**Partners:** Minneapolis Park and Recreation Board  
Hennepin County  
Department of Natural Resources  
Middle Mississippi Watershed  
Minnehaha Creek Watershed Association  
Government environmental agencies  
Non-profit environmental agencies  
MPS, Community Education

**Schedule:** 2010-\$7,500

**Resources:** NRP \$7,500 and other private funds

**Contract Administrator:** MPRB, MPS, Public Works,  
Hennepin County

## **E. Green Bancroft: Green Non-Residential & Residential Building Demonstration**

**Goal 1:** Implement projects that unite neighbors in environmentally sustainable practices that inspire others to learn and practice environmentally conscience behaviors.

**Objective 1:** Improve the neighborhood environment and expand the knowledge of environmental issues and solutions.

**Strategy 2:** Partner with other groups to plan and build demonstration sites on non-residential and residential properties for green roofs, on-site storm-water management practices, and other green construction technologies.

**Rationale:** To encourage sustainable practices they need to be visible and people need to be aware of the options, costs, and benefits.

**Relates to City Goal:** Preserve and enhance our environmental, economic and social realms to promote a sustainable Minneapolis.

### **How:**

The BNA Redevelopment Committee will work to identify grants to apply for outside funding that can be used on Bancroft residential and non-residential properties for green roofs, on-site storm-water, management, and other environmentally friendly building techniques.

**Partners:** Private Funds  
Private developers  
Non-profits

**Schedule:** 2010-\$7,500

**Resources:** NRP \$7,500 and grants

**Contract Administrator:** MPRB, Public Works, DFD

## **F. Transportation: Safety, Convenience and Healthy Living Transit Options**

**Goal 1:** Connect Bancroft residents and neighborhood to the broader City and metro area with safe and convenient transportation options.

**Objective 1:** Improve access to transit, pedestrian, and other transportation modes.

**Strategy 1:** Work with local, City and regional organizations to improve Bancroft's transit connections and options within the City.

**Rationale:** Connections within and outside of the neighborhood contribute to the local economy, healthy life styles and the vibrancy of urban living.

**Relates to City Goal:** Preserve and enhance our environmental, economic and social realms to promote a sustainable Minneapolis.

### **How:**

Work with other organizations to educate residents about the positive effects of traffic calming, lighting, bike corridors like the River Lake Greenway, streetscapes, and to promote alternative transit options.

**Partners:** Minneapolis Public Works  
Metro Transit  
Minneapolis Park and Recreation Board

**Schedule:** 2007-\$2,000; 2008-\$2,000; 2009-\$17,000; 2010-\$1,800

**Resources:** NRP \$7500

**Contract Administrator:** Minneapolis Public Works  
MPRB

BNA NRP Phase II Plan Cash Flow Management Schedule

Strategy Number	Early Access	2007	2008	2009	2010	Total
A.1.1.1		\$20,100	\$20,100		\$26,069	\$66,269
A.1.1.2		\$25,000	\$10,500		\$14,500	\$50,000
A.2.1.1		\$20,000			\$5,000	\$25,000
A.3.1.1		\$5,000		\$5,000		\$10,000
A.4.1.1		\$4,159	\$4,159	\$4,159	\$3,523	\$16,000
B.1.1.1			\$12,050			\$12,050
B.1.1.2					\$2,500	\$2,500
C.1.1.1		\$4,000		\$3,000	\$5,000	\$12,000
C.1.1.2		\$2,500				\$2,500
C.1.2.1						\$0
D.1.1.1						\$0
D.1.2.1						\$0
D.1.3.1	N/A					
D.2.1.1		\$1,500	\$1,000	\$1,000	\$1,500	\$5,000
D.2.2.1*	\$19,825					\$19,825
D.2.3.1		\$2,000	\$2,000	\$2,000	\$725	\$6,725
D.2.4.1			\$1,000	\$800	\$1,036	\$2,836
D.2.5.1		\$3,100	\$3,100	\$3,100	\$3,000	\$12,300
D.2.6.1						\$0
E.1.1.1					\$7,500	\$7,500
E.1.1.2					\$7,500	\$7,500
F.1.1.1		\$2,000	\$2,000	\$1,700	\$1,800	\$7,500
<b>TOTAL</b>	\$19,825	\$89,359	\$55,909	\$20,759	\$79,653	\$265,505

Early Access through 2009 total = \$185,852 or 70%

\* Phase II Plan Development increased with Phase I to Phase II Roll Over in the amount of \$8,000 – see Phase II Plan Modification #1.

From: Don Snyder, DFD, 1-9-07

Hi Peg and Donna. The following are my comments (just regarding the Housing section) . . .

**A. Housing 1.1.1.: Home Improvement Revolving Loan Program -- \$66,269**

**“How:** Built on the success of the NRP Phase I Bancroft Home Improvement Loan program. Continue to invest in the Bancroft neighborhood by expanding on the home improvement loan program. ...”

It is a VERY true statement that the Phase I program has been a success. In fact, for the amount of NRP funds spent on a home improvement loan program when compared to the value of loans originated in a neighborhood, it has been (and still is) THE MOST SUCCESSFUL neighborhood-sponsored, NRP-funded home improvement program in Phase I.

The **“How”** narrative that was written is an acceptable start for getting this activity implemented. I am looking forward to working with the Bancroft neighborhood to get it up and running in 2007.

However, see “General Comment” below.

**A. Housing 1.1.2.: Low Income / Deferred Matching Loan Program -- \$50,000**

**“How:** Continue to invest in the Bancroft neighborhood by expanding on the home improvement program to include distressed properties. ... (Housing conditions below average or citations written.)”

In the **“Rationale”** paragraph -- I am not sure what the following sentence means and how it “fits” into this strategy for a home improvement loan program: “Bancroft neighborhood will be able to act on opportunities to redevelop properties.” For the next draft of the Plan, please either expand this thought to indicate how it applies or delete the sentence.

Otherwise, the **“How”** narrative that was written is an acceptable start for getting this activity implemented. I am looking forward to working with the Bancroft neighborhood to get it up and running in 2007.

Also see “General Comment” below.

**A. Housing 2.1.1.: Property Acquisition and Redevelopment -- \$25,000**

I will not be involved with the implementation of this activity, so - no comment.

(However, see “General Comment” below.)

**A. Housing 3.1.1.: Emergency Home Repair Grant -- \$10,000**

**“How:** THE BNA Redevelopment Committee will review the Emergency Home Repair Grant Program in 2006. They will review grant amounts .... and continue the program with funding in 2008-2009.”

The **“How”** narrative that was written is an acceptable start for getting this activity implemented. However, I do have the following questions that should be addressed in the next draft of the Plan:

- 1) 1) In the first sentence, I think that “2006” needs to read “2007”. Is this correct?

- 2) 2) I am not sure what the following phrases mean and how they “fit” into this strategy as written: “ ‘income guidelines will apply,’ or ‘for moderate to low income home owners.’ ”. Please either expand these thoughts to indicate how they apply or delete the phrases.

In “Schedule”, I think there is a typographic error. Based upon what is written in the narrative, I think that “2007” needs to read “2008”. Is this correct?

Not-with-standing the above comments **and what I feel is too low of an allocation for this strategy**, I am looking forward to working with the Bancroft neighborhood to review the (?Phase I?) grant program in 2007 and get the Phase II program up and running in 2008.

Also, see “General Comment” below.

#### **A. Housing 4.1.1.: Housing Coordinator -- \$16,000**

I will not be involved with the implementation of this activity, so - no comment.

#### **General Comment**

Since the Phase I Home Improvement Loan Program (the City's contract with Twin City Federal - on behalf of the Bancroft neighborhood), can continue into the future (based, of course, on the neighborhood's desire to do that), I am curious why the neighborhood feels it needs to devote \$66,269 to a new (?different?) home improvement loan program. My suggestion is that the neighborhood endorse continuing the program/contract with TCF and change this strategy amount to a lower amount, say \$25,000. The \$25,000 would be used to provide more money for the interest subsidy portion of the TCF program/contract, and then the “other” \$41,269 “saved” from this strategy could be added to some of the other proposed Phase II strategies which (in my opinion) are “under funded”, especially 3.1.1.(emergency grants), 2.1.1.(acquisition and redevelopment), and/or 1.1.2.(matching deferred loans).

It has been a pleasure to review and comment on the current draft of the Plan. Please feel free to contact me if you have any questions about my comments. In addition, if either of you feel it would be advantageous, I, of course, would be very willing to meet with any BNA committee(s) to discuss these comments or any items of interest to the neighborhood.

Don

Thanks, Bob. I'll make the changes before the plan goes to PB. Peg

----- Original Message -----

**From:** [Cooper, Bob I](#)

**To:** [Mountin, Peg](#)

**Cc:** [Donna Sanders](#)

**Sent:** Tuesday, January 23, 2007 1:27 PM

**Subject:** RE: Bancroft Neighborhood NRP Phase II Plan draft review

Thanks for the new draft. I do have three comments:

1. Page 9 - The citation for COPSIRF (at the very top of the page) should be D.1.3.1.
2. Page 9 - Again, the NRP Administration figure should be \$43,850. This includes all activities that would be considered administrative under the NRP Policy on Administrative Expenditures.
3. Page 33 - The total cited in the note below this chart is incorrect. The Early Access through 2009 total is \$185,888 not \$185,808. This puts the appropriation above the 70% limit. To correct this problem, the 2009 numbers should be reduced to \$20,760 (down from \$20,795).

I hope that this helps. I have attached my updated draft spreadsheet. Please let me know if you have any questions.

Robert Cooper

Senior NRP/Citizen Participation Specialist

City of Minneapolis, Finance Department

Development Finance Division

105 Fifth Avenue South, Suite 200

Minneapolis, MN 55401

(612) 673-5239

(612) 673-5212 (fax)



**From:** Peg Mountin [mailto:Pmountin@NRP.org]  
**Sent:** Monday, January 22, 2007 2:55 PM  
**To:** Cooper, Bob I  
**Cc:** Donna Sanders  
**Subject:** Re: Bancroft Neighborhood NRP Phase II Plan draft review

Bob, thanks for the comments. All issues have been addressed -- January 31, 2007 final attached.

Peg----- Original Message -----

**From:** [Cooper, Bob I](#)

**To:** [Mountin, Peg](#) ; [dsanders@bancroftneighborhood.org](mailto:dsanders@bancroftneighborhood.org)

**Sent:** Wednesday, December 20, 2006 2:02 PM

**Subject:** RE: Bancroft Neighborhood NRP Phase II Plan draft review

Peg:

Yes, the Plan Development Advance does count as part of the 70%. Therefore, of the \$185,854 (the full 70%) that Bancroft can contract/spend in the first three years, only \$166,029 is actually available for 2007-09. The way that the plan is currently written, there is \$188,363 scheduled for those years. That means that an additional \$22,334 will need to be moved forward into 2010.

Robert Cooper

Senior NRP/Citizen Participation Specialist

City of Minneapolis, Finance Department

Development Finance Division

105 Fifth Avenue South, Suite 200

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-----Original Message-----

**From:** Mountin, Peg

**Sent:** Wednesday, December 20, 2006 1:53 PM

**To:** Cooper, Bob I; dsanders@bancroftneighborhood.org

**Subject:** Re: Bancroft Neighborhood NRP Phase II Plan draft review

Bob,

Thanks for the comments. Just to clarify, do I use the Advance Plan Development fund + 2007, 2008, and 2009 to figure the 70% cash flow? When I looked at that before, I think that we were over by about \$3,000.

I will make the changes to the copy in my file and forward it to both you and Donna.

Peg

----- Original Message -----

**From:** [Cooper, Bob I](#)

**To:** [Mountin, Peg](#) ; [dsanders@bancroftneighborhood.org](mailto:dsanders@bancroftneighborhood.org)

**Sent:** Wednesday, December 20, 2006 1:28 PM

**Subject:** RE: Bancroft Neighborhood NRP Phase II Plan draft review

Peg and Donna:

Thanks for sending along the plan. I have reviewed it and prepared a draft spreadsheet. I do have a couple of comments/questions:

1. Housing 1.1.1. (page 11) - the Resources line should read \$66,269 (not \$66,2689)
2. Community, Family and Safety Chapter (starting on page 21) - The chapter name changes from strategy to strategy (1.3.1. lists Community, and Family Issues; 2.2.1. lists the name as Community Family and Safety Issues; etc.). This should be made consistent for all of the strategies in this section.
3. Community, Family and Safety 2.3.1. (page 26) - The Resources line mentions Phase I Rollover Funds. This is a bit confusing. I'm pretty sure that the \$6,725 listed is a Phase II allocation. Is this just a statement of the neighborhood's intent to move Phase I funds into this strategy at a later date?
4. Green Bancroft 1.1.2. (page 31) - The strategy title references both residential and non-residential buildings, but the strategy language lists only non-residential properties.
5. BNA Cash Flow Management (page 33) - This chart indicates that 78.41% of the plan would be contracted/spent in the first three years. This exceeds the

NRP policy that only 70% can be contracted/expended in the first three years (this would include Plan Development funds). Therefore, the plan will need to be revised to bring the annual levels into accordance with the policy.

6. Planning Process (page 9) - My numbers are a little different than the Housing/Non-housing/Admin summary on this page. I think that the major difference is that the Neighborhood Events (Community, Family and Safety 2.1.1.) and BNA Banner (Community, Family and Safety 2.5.1.) strategies are both considered administrative. This is no biggie.

I hope that these comments help. Please let me know if you have any questions.

Robert Cooper

Senior NRP/Citizen Participation Specialist

City of Minneapolis, Finance Department

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-----Original Message-----

**From:** Mountin, Peg

**Sent:** Tuesday, December 19, 2006 2:19 PM

**To:** Schneider, Jeffrey J; Porte, Elfric; Lind, Bob E.; "Ringold, Jennifer B."; Lonnie Nichols; Dressler, Lisa K.; Miller, Robert; Allan Henden; John McLaughlin; All Ickler; Donna Sanders; Slostad, Carsten; Glidden, Elizabeth A.; Sporlein, Barbara L.; Mike Larson; Snyder, Don A.; Cooper, Bob I; Gerlicher, Scott; Dolan, Tim

**Subject:** Bancroft Neighborhood NRP Phase II Plan draft review

Dear All,

The Bancroft Neighborhood Association (BNA) Board voted to release its NRP Phase II Action Plan for review and comment. Please send your comments directly to the Bancroft neighborhood staff person, Donna Sanders. She can be reached at [dsanders@bancroftneighborhood.org](mailto:dsanders@bancroftneighborhood.org). A response by Friday, January 12, 2007, is appreciated.

Thank you,  
Peg Mountin, NRP

-----Original Message-----

**From:** Dressler, Lisa K. [mailto:Lisa.Dressler@ci.minneapolis.mn.us]

**Sent:** Friday, January 12, 2007 2:10 PM

**To:** dsanders@bancroftneighborhood.org

**Subject:** Bancroft Neighborhood NRP

Donna-

After review by the appropriate people within the City of Minneapolis Public Works, please see the following comments re; the Bancroft Neighborhood NRP:

What "educational programs" are going to be created? Is this to encourage use of alternative modes? Why aren't educational programs mentioned in the "how" section?

How are traffic calming, lighting, streetscapes, and River Lake Greenway going to improve transportation options? Are these going to be focused in a particular corridor? What can be accomplished with \$7500?

## **F. Transportation: Safety, Convenience and Healthy Living Transit**

### **Options—Anna Flintoft, Don Pflaum**

**Goal 1:** Connect Bancroft residents and neighborhood to the broader City and metro area with safe and convenient transportation options.

**Objective 1:** Improve access to transit, pedestrian, and other transportation modes.

**Strategy 1:** Create educational programs for residents. Work with local, City and regional organizations to improve Bancroft's transit connections and options within the City.

**Rationale:** Connections within and outside of the neighborhood contribute to the local economy, healthy life styles and the vibrancy of urban living.

#### **Relationship of Strategy to City Goals:**

**How:** Through traffic calming, lighting, bike corridors like the River Lake Greenway and streetscapes.

**Partners:** Minneapolis Public Works  
Metro Transit

Minneapolis Park and Recreation Board

**Schedule:** 2007-\$2,500; 2008-\$2,500; 2009-\$2,500

**Resources:** NRP \$7500

**Contract Administrator:** Minneapolis Public Works  
MPRB

Thank you from Public Works on the opportunity to comment.--lisa

*Lisa K. Dressler*

Public Works Interagency Coordinator

City of Minneapolis

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