

## MEMORANDUM

To: NRP Policy Board Members and Alternates

From: Robert D. Miller, Director

Date: June 20, 2007

Subject: King Field NRP Phase II NAP Plan Modification #2

The Kingfield Neighborhood Association requests Policy Board approval of Plan Modification #2 to their approved NRP Phase II Neighborhood Action Plan. The modification requests a reallocation of funds from one approved strategy to another approved strategy as follows:

From Housing Development and Redevelopment, 1.1.1.3 Mixed-Use Housing, decrease funds by \$160,000.

To Housing Development and Redevelopment, 1.1.1.2 Home Improvement Loans, increase funds by \$160,000.

Based on staff review of the request, I find that:

1. The modification reallocates more than \$25,000 and more than 10% (but less than 35%) of the total NRP Phase II Neighborhood Action Plan allocation between existing plan strategies in the approved Phase II plan.
2. KFNA followed the process required by the NRP policy, "Changing Approved Neighborhood Action Plans and Early Access Requests (amended September 5, 1995)."
3. The reallocation of funds is due to changes in the housing market. The planned mixed-use development project will not be built, which provides additional funding for home improvement loan programs.
4. KFNA Board and general membership approved the plan modification request at the broadly advertised, annual meeting held on April 16, 2007.
5. The modification request is both reasonable and appropriate.
6. The modification does not change the amount of NRP dollars committed to the neighborhood for its NRP Phase II Neighborhood Action Plan.

Based on these finding, I recommend the following resolution:

**WHEREAS:** The King Field neighborhood requests a modification to their approved NRP Phase II Neighborhood Action Plan and;

**WHEREAS:** The request exceeds the threshold for NRP Director approval;

**NOW THEREFORE BE IT RESOLVED:** In accordance with its “Changing Approved Neighborhood Action Plans and Early Access Requests (amended Sept. 5, 1995)” policy, the Minneapolis Neighborhood Revitalization Policy Board (Board) hereby approves the reallocation of \$160,000 within the Kingfield NRP Phase II Neighborhood Action Plan from Housing Development and Redevelopment Strategy 1.1.1.3 Mixed-use Development, to Housing Development and Redevelopment Strategy 1.1.1.2 Home Improvement Loans.



## Kingfield Neighborhood Association

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**To:** Robert Miller, NRP Director  
**From:** Kingfield Neighborhood Association Board  
**Re:** Phase II Plan Modifications  
**Date:** June 4, 2007

Dear Bob Miller,

The Kingfield Neighborhood Association Board held their annual meeting on Monday April 16 at MLK Park. Thirty members attended and voted to approve the following KFNA NRP Phase II plan modification.

**Move \$160,000 from Phase II Housing Development & Redevelopment 1.1.3 (Mixed-Use Housing) to 1.1.2 (Home Loan Programs).** The money was originally earmarked to the Lander '38' project, a development that is not being built. Funds will now be used to supplement a neighborhood loan program.

Copies of the KFNA Board minutes from the 4/16/07 meeting are attached. I thank you for your attention to this matter.

Sincerely,

David Brauer, KFNA President



# NRP Plan Modification

FOR NRP OFFICE USE ONLY

NS review by:  Peg Mountin  date:  7-14-07

Team Leader Review by: \_\_\_\_\_ date: \_\_\_\_\_

NRP/CP review by: \_\_\_\_\_ date: \_\_\_\_\_

*(revised spreadsheet attached)*

Modification #:  2 - Phase II

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

**Neighborhood:**  
Kingfield

## 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 less than \$25,000 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)
<b>X</b> 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):

Reallocate \$160,000 as follows:

From Housing Development and Redevelopment, 1.1.1.3 Mixed-use Development;

To Housing Development and Redevelopment, 1.1.1.2 Home Improvement Loans.]

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

Due to changes in the housing market, the planned mixed-use development will not built. The redirection of funds will increase the number of NRP home improvement loans that can be offered to Kingfield residents.

**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
Section	Page				+	-	
Housing Development and Redevelopment	5	1.1.1.3 Mixed-use Development	Phase II	\$200,000		\$160,000	\$40,000
Housing Development and Redevelopment	6	1.1.1.2 Home Improvement Loans	Phase II	\$50,100	\$160,000		\$210,100
<b>* Total NRP Funds affected by request</b>					\$160,000	\$160,000	

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



## KINGFIELD NEIGHBORHOOD PHASE II ACTION PLAN

ACTIVITY	EARLY ACCESS (2004)		2006 - 2011		NRP	PROGRAM INCOME	PHASE I ROLLOVER	CHANGES
	HOUSING	OTHER	HOUSING	OTHER	PHASE II TOTAL			
<b>HOUSING DEVELOPMENT AND REDEVELOPMENT (page 3)</b>								
1.1.1. Affordable Housing	<i>see * below</i>		50,000		50,000			
1.1.2. Home Improvement Loans			210,100		210,100			2
1.1.3. Mixed-use Development			40,000		40,000			2
1.1.4. Emergency Home Repair Grant Program			35,000		35,000			
3.1.1. Green Residential Building Demonstration			50,000		50,000			
4.1.1. Housing Staff			100,000		100,000			
<b>COMMUNITY DEVELOPMENT/BUILDING CONNECTIONS (page 12):</b>								
1.1.1. Neighborhood Association Support				72,000	72,000		29,294.10	1
1.1.3. Community Events/Activities				5,834	5,834			
1.1.4. Block Club Support				8,000	8,000			
1.1.5. MLK Park Events/Programs				12,000	12,000			
2.1.1. Kingfield Farmers' Market				19,000	19,000			
2.1.2. Staff Support to Businesses				5,000	5,000			
3.1.1. Outreach to Underserved Populations				20,000	20,000			
<b>GREEN KINGFIELD (page 22)</b>								
1.1.1. Environmental Projects/Activities				7,000	7,000			
1.1.2. Green Non-residential Building Demonstration				87,000	87,000			
2.1.1. King Bridge Partnership				25,000	25,000			
2.1.2. Expand Transportation Options				25,000	25,000			
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>485,100</b>	<b>285,834</b>	<b>770,934</b>	<b>0.00</b>	<b>29,294.10</b>	
EARLY ACCESS APPROVED	0		0		0			
<b>TOTAL ACTION PLAN REQUEST</b>	<b>0</b>		<b>770,934</b>		<b>770,934</b>			
ADMINISTRATIVE FUNDS IN PLAN			77,834		77,834	10.10%		
ADMINISTRATIVE FUNDS FOR HOUSING					54,476			
TOTAL HOUSING ALLOCATION					539,576	69.99%		
2006 APPROPRIATION NEEDED			281,000		281,000			
2007 APPROPRIATION NEEDED			147,600		147,600			
2008 APPROPRIATION NEEDED			111,054		111,054			
AMOUNT AVAILABLE (70%) IN 1ST 3 YEARS**			539,654		539,654			

\* - Affordable Housing (Housing Development and Redevelopment 1.1.1.) includes the Kingfield Public Housing Duplex project which received \$10,000 through the NRP Affordable Housing Reserve Fund. 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.

\*\* - 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:**

- On December 27, 2005, the NRP Director approved a plan modification to reallocate \$29,294.40 in Phase I funds to Phase II strategy, Neighborhood Association Support (Community Development/Building Connections 1.1.1.). (This modification is Phase I Plan Modification #11 and Phase II Plan Modification #1.)
- PENDING:** On June 20, 2007, the NRP Director recommended that the Policy Board approve a plan modification to reallocate \$160,000 from Mixed-use Development (Housing Development and Redevelopment 1.1.3.) to Home Improvement Loans (Housing Development and Redevelopment 1.1.2.).

## KINGFIELD NEIGHBORHOOD PHASE II ACTION PLAN

ACTIVITY	Comments	Contract Administrator
<b>HOUSING DEVELOPMENT AND REDEVELOPMENT (page 3)</b>		
1.1.1. Affordable Housing	\$40,000 for 3800 Nicollet; \$5,000 per affordable unit	CPED Multifamily Housing Development Section
1.1.2. Home Improvement Loans		DFD
1.1.3. Mixed-use Development	Funds for housing only; \$160K loan for 3800 Nicollet	CPED Multifamily Housing Development Section
1.1.4. Emergency Home Repair Grant Program		DFD
3.1.1. Green Residential Building Demonstration		DFD
4.1.1. Housing Staff	Includes \$25,000 for Master Plan (3.1.1.)	NRP; CPED Community Planning Section
<b>COMMUNITY DEVELOPMENT/BUILDING CONNECTIONS (page 12):</b>		
1.1.1. Neighborhood Association Support		NRP
1.1.3. Community Events/Activities		NRP
1.1.4. Block Club Support		MPD/DFD/NRP
1.1.5. MLK Park Events/Programs		MPRB
2.1.1. Kingfield Farmers' Market		DFD
2.1.2. Staff Support to Businesses		NRP
3.1.1. Outreach to Underserved Populations		Hennepin County
<b>GREEN KINGFIELD (page 22)</b>		
1.1.1. Environmental Projects/Activities		NRP/MPS/MPRB
1.1.2. Green Non-residential Building Demonstration		DFD
2.1.1. King Bridge Partnership		Public Works (City or County)
2.1.2. Expand Transportation Options		Public Works

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

Date Prepared: February 15, 2006

Last Revision: June 18, 2007

Prepared By: Robert Cooper, Finance 673-5239