



Phillips West Neighborhood Organization

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November 5th, 2008

Bob Miller, Director
Neighborhood Revitalization Program
105 5th Avenue South, Suite 425
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Dear Mr. Miller,

I am pleased to present you & the Neighborhood Revitalization Policy Board with the Phillips West Neighborhood Phase I review. The review includes a summary of the six focus strategies of Phase I that included Housing, **Jobs/Economic Security**, Community Safety, Youth, Community Building and **Administration**.

Phillips West has taken pride in the above strategies and credits the NRP Phase I plan for increasing Community participation and making Phillips West a vibrant Community. Over the course of Phase I there has been tremendous reinvestment in the Phillips West Neighborhood including; 151 new housing units, the expansion of the American Swedish Institute, Phillips Eye Institute, and Children's Hospital. 3 new schools have opened in the Phillips West Neighborhood including Hope Academy, Augsburg Fairview Academy, Urban Ventures after school programming and Cristo Rey High School. Wells Fargo Home Mortgage moved into the old Honeywell building and expanded the campus bringing 4,000 new jobs. There was a Medical Office building built off of Chicago that brought 1200 new jobs. Lutheran Social Services tore down their **building** to re-build the Center for Changing Lives and will offer programs in Adoption, Counseling, Refugee Services, Personal Finance, and will house the Phillips West **office**, Messiah Lutheran Church, Kaleidoscope and a Hennepin County Service Center. The Center for Changing Lives also brought in 48 affordable housing units bringing the total new housing units in Phase I to 199. M & I Bank opened a new branch off of Lake Street. La Hacienda the Mexican Mall also opened off Lake Street a couple of years ago. There is a new neighborhood coffee shop off of Chicago Avenue and a new Theatre open off of 5th Avenue.

Thanks to the tools and **funding** mechanism of NRP the residents of Phillips West have been empowered and key in the planning process for most of these projects. Whether Phillips West has played a financial role in **funding** some of the above projects but mostly the residents have negotiated the structures and aesthetics of the above developments. Without NRP Phase I funding the residents would have been left in the **dark** and had no say on any of the above projects, below you will see a detailed explanation of how Phase I was used to make Phillips West the neighborhood what it is today.

Sincerely,

Crystal Trutnau, Executive Director
Cc: Barb Lickness

PHILLIPS
WEST PHASE
I REVIEW

11/05/08

The **Phillips** West Neighborhood was recognized as an independent neighborhood by the City of Minneapolis on April **a29th**, 2005. Prior to that, the neighborhood was part of what is now known as the Phillips Community along with Midtown **Phillips**, East Phillips and **Ventura** Village.

Introduction

The Phillips West Neighborhood is bordered by 22nd Street East on the north, Lake Street on the south, 35W on the West and Chicago Avenue on the East. The neighborhood has a rich history and contains many large mansion homes and large Victorians. At one time, it's main thoroughfares of Park and Portland housed many people of wealth who contributed greatly to the development of this city. In today's world many of these mansions are home to **non-profits** and other service agencies. **Phillips** West is lucky house Park House, Swedish Institute and the Zurah Shrine Center. **Phillips** West also contains large institutional partners such as Wells Fargo Mortgage, Abbott Northwestern Hospital/Clinic, Children's Hospital, Lutheran Social Services and the Phillips Eye Institute. On the east border of Phillips West near Lake Street is the Midtown Exchange, Global Market and the Midtown Safety Center. Phillips residents played an important role in shaping these development projects in a way that would respect the existing neighborhood. **Phillips** West is proud to reap the benefits of their accomplishments in these projects. **Phillips** West has one charter school but no public schools. **Phillips** West also has no neighborhood park that lent itself to a vigorous discussion during the recent Comprehensive Plan that **Phillips** West completed.

Phillips West is also home to several affordable housing **hi-rises**. 30% of the population in the neighborhood is over the age of 45. 30% is between the ages of 25-44. The remaining 40% is between the ages of 1-24 with nearly half of that being teens between the ages of 15-24. Median age in the neighborhood is 31. Nearly 40% of **Phillips** residents are Caucasian with 33% being Black or African American. The remaining residents are a mix of ethnicities the largest of which is the **Mexican/Latino** population. 90% of Phillips West lives in homes with 11% being in group homes whether institutionalized or **non-institutionalized**. 53.5% of the residents live alone with 68% of that number being under the age of 18 and 30% over the age of 65. The average household size is 2.3 and the average family size is 3.97. 84% of the homes are renters with 16% being owner-occupied. It is fair to say that these numbers will change **significantly** in the 2010 census due to the new housing development projects that occurred with **NRP** and their numerous institutional partners. The biggest impact will most likely be in the demographic make-up of the neighborhood and in median income.

NRP Accomplishments

In 2003, Phillips West requested a plan modification to condense **funds** that were in several completed strategies and in strategies that were obsolete and would not be implemented after the People of **Phillips** organization discontinued its plan implementation role. The neighborhood

chose to use their NRP funds in 6 categories; Housing, Jobs/Economic Security, Community Safety, Youth and Administration.

Phillips West has **completed** a Phase I review explaining how each strategy was completed. A quick summary is below:

Housing

Phillips West created a homeowner grant program, and an emergency grant program. The neighborhood also contributed funds to the building costs of 29 new housing units and funded a home rehabilitation program. The neighborhood also participated in the HOMS program. This program was created to foster housing opportunities for low to moderate-income families. In partnership with HUD, (Housing and Urban Development) people were able to purchase houses for \$1 and rehabilitate them at a discount. Under this program 5 families were able to purchase homes in Phillips West.

Jobs/Economic Security

Phillips West used NRP funds to hire a professional planning architect to develop a Comprehensive Land Use Plan that is currently going through the city planning process. With so many large institutions and a bright future of new development on its commercial corridors it was important to the neighborhood stakeholders to map out its vision for the neighborhood growth. Of particular interest in this planning effort was Chicago Avenue which was recently identified as the "Life Sciences Corridor" by the City of Minneapolis. Unable to articulate its vision for what a life sciences comdor would look like, **this** and the future of 35W became priorities in the discussion during the planning effort. It was very important to neighborhood stakeholders to have a comprehensive plan developed and approved by the City so that the neighborhood could become pro-active to future development and not reactive as they had been for years. What the approved version of **this** planning effort will look like is currently under negotiation with the City Community Planning and Economic Development department.

Community Safety

Phillips West in partnership with Midtown Phillips, Powderhorn Park and the Central neighborhoods successfully used NRP funds to reduce crime and increase public safety in new ways that are being replicated by other challenged neighborhoods in the city. **This** included funding and working to open the Midtown Safety Center on the Chicago Lake commercial comdor and improving the streetscape for safer street. The community safety efforts also extended to the yearly coordination of "Clean Sweep", a day when Phillips West can jointly pick up litter, erase graffiti and rid their personal properties of trash and other clutter. Clean streets deter crime because it says that people care about their community.

Phillips West is also the site of the cities largest National Night Out party spanning several blocks along 27th street. The corporate partners and neighborhood non-profits use **this** night to

do extended outreach to neighborhood residents to inform them what is available in the neighborhood.

Youth

Phillips West used Hennepin County 2nd 7 112% funds in addition to funds in the Phase I NRP Plan to provide funding to youth serving agencies to do outreach to neighborhood youth and engage them in positive after school and summer break activities. This has been a successful and on-going effort in the neighborhood.

The neighborhood also uses NRP funds in conjunction with its corporate partners to purchase back packs and school supplies to kids in the neighborhood. Providing over 1,000 children with the supplies they need to start school in the fall.

Community Building

Phillips West hosts all community meetings once each month to inform neighborhood stakeholders about issues of importance to them as well as engaging them in each decision-making process the neighborhood is working on.

Once each year, the neighborhood hosts what many residents call "The social event of the year". Winterfest hosted each January started in the former Board Chair Muriel Simmons house in 1999 with 7 people in attendance. Each year the attendance grew until Ms. Muriel's house could no longer host the event in her home. Since that time the Zurah Shrine Center has graciously offered its facility for this neighborhood event and this year over 650 people attended. Again, the corporate partners play a major role in helping this to succeed. Donations of money and food help to make this event an important community-building tool.

Implementation Administration

None of these activities would have been possible with dedicated staffing to coordinate them. In 1999, Phillips West was merely a region in what was then the Phillips neighborhood. A great deal of time and effort went into going through the process to become an independent neighborhood. It was also a great effort to start a new organization, become a non-profit 501c3 and recruit and educate a stable board of directors. Phillips West is proud to proclaim that they have not only achieved all the above goals but have also completed implementation of their Phase I NRP Plan.

The Phillips West office is currently housed in the Phillips Eye Institute awaiting completion of what will be the new Lutheran Social Services building.

Summary Statement

Phillips West has enjoyed and taken pride in many accomplishments through their participation in the NRP. The journey to these accomplishments was difficult. Without competent staff from the cities NRP office, and competent staff in our neighborhood office Phillips West would have been rudderless and it would have been significantly more difficult journey. Without the funds from the NRP, none of these projects would have happened and the Phillips West neighborhood that is vibrant and attracting reinvestment today would have been the same Phillips neighborhood that was blighted, deteriorated and disinvested yesterday. The ability of the neighborhood to determine its own vision and take ownership for it is a basic democratic right. But, being provided with the funding to implement the vision is a privilege and not one Phillips West takes lightly. We encourage the NRP Policy Board to continue to fight for neighborhood independence in both policy and funding even through these difficult economic times.