

Now that we have more input from the community, it is time to begin writing the action plan. The next meeting is **Monday, May 2 at 7:30 pm at Luxton Park.**

Dick has come up with a document to help get the writing process started. I want to emphasize that document is NOT anything close to a final plan; rather it is a working document that can be used as a template for the plan you come up with. It provides a general outline of a possible action plan and possible wording for some of the strategies that the community appears to favor. Please read it over before the meeting and print out a copy if you want one. I think it will prove to be very helpful. - Joyce Barta, April 28, 2005

Some considerations for the NRP 2 action plan, April 26, 2005 - Dick Poppele

Note: somewhere in the introduction we should state that we found in an assessment of neighborhood priorities that the residents indicated the following order of importance –

Education & HS  
Housing  
Transportation and Livability.

## **Education and Human Services**

General Overview: The major investment made by the community with the resources made available through the NRP I process was in the renovation of the Pratt School building and the establishment of a K-5 neighborhood school program in the building. This investment was deemed to have a significant impact on family housing for the neighborhood. New families have moved into the neighborhood precisely because of the neighborhood school. It should be noted that this school benefits from the cultural mix provided by Glendale residents, and it has excelled academically since it reopened.

Objective – To ensure that Pratt School will remain open and available to provide primary level education for the PPERR neighborhood

Strategy – To provide transitional support for the staffing of Pratt School until it reaches its attendance potential that will allow the School Board to provide that support.

Resources. \$58,000. To be made available through early access, since the funds will be required beginning with the fall school term.

Human Services: The availability of human services and participation in those services are an important part of any viable neighborhood. Many current neighborhood services have resulted from initiatives taken over the years by the residents of PPERR. Some of the current needs involve outreach to senior citizens, to provide livability at home where they contribute to the overall vitality of the neighborhood.

Objective – To encourage and support programs that can enhance the quality of life for seniors who may find continuing residence in the neighborhood requires resources exceeding their fixed incomes.

Strategy – To specifically support neighborhood programs that can provide home care, food savings, and/or transportation options for senior citizens.

Resources. \$13,000.

## **Livability**

Prospect Park and East River Road has always been considered an appealing and attractive neighborhood with easy access to services and cultural resources.

Objective: Strengthen the characteristics that make the neighborhood attractive and livable.

Strategies:

- 1) To improve the overall physical appearance of the neighborhood by supporting community gardening, neighborhood clean ups and exotic plant control, both along the river and within the neighborhood.
- 2) Support efforts to enhance the use of Luxton Park
- 3) Increase community awareness of neighborhood activities and issues through the use of electronic and physical bulletin boards.
- 4) Promote the management of traffic on neighborhood streets.

Resources: \$10,000

## **Housing**

General overview: A recent survey of the housing stock in the PPERR neighborhood shows a limited availability of affordable housing, and little opportunity to expand affordable access to any additional units. Affordable rental properties are concentrated primarily in the Motley neighborhood, an area that has been the target for developers and University expansion, making investment difficult without considerably more resources than are available through NRP 2. A general lack of developable real estate in the other parts of the neighborhood combine with higher than average property values to make further development of affordable housing also out of the range of current NRP resources. Based on this analysis, neighborhood objectives are aimed both at improving the current affordable housing stock and at stabilizing residential housing overall.

Objective 1 – To maintain existing affordable housing with a program to facilitate improvement and rehabilitation.

Strategies. Propose that the process for the steering committee be to develop several scenarios, each with specific sets of assumptions aimed at finding the most efficient way to meet the objective. The final document can be shaped at the next neighborhood meeting by including one or some combination of the specific strategies.

Examples for discussion purposes.

Assume that future development and University expansion in the Motley neighborhood will cancel efforts to maintain and rehabilitate existing rental housing in the area.

Therefore direct those efforts at more stable parts of the neighborhood to avoid deterioration that might occur there.

Strategy – Provide a loan funding through the NRP/MFHA programs for low interest loans for home improvement. These will include both owner-occupied and rental housing with priority given to properties in most need of repair or maintenance in the more stable areas of the neighborhood.

Assume that some combination of code enforcement and availability of appropriate

financing for code enforcement can stabilize parts of the neighborhood that are currently deteriorating under speculative use as substandard student housing.

Strategy – Establish a mechanism to identify and cite substandard or code deficient properties. Works with property owners to improve those properties and provide financial assistance through the NRP/MFHA program for rehabilitating rental properties.

Assume that the best use for the limited resources available is to leverage those funds through loan programs designed to recirculate the funds to reach as larger number of projects.

Strategy – Provide a loan funding through the NRP/MFHA programs for low interest loans for home improvement. The principal paid back from the loans will be returned to the neighborhood for further reinvestment in home improvement loan or other housing-related programs.

Assume that the best use of available resources is to focus efforts on home improvement programs to maximize the return on investment. Note this assumption is potentially incompatible with Objectives 2 and 3 below.

Strategy – Utilize the maximum resources available to provide loans and grants designed to reach as many property owners as possible for assistance in home improvement.

Resources: Depending on the allotment made for administration, the total resources available for this objective will be about \$165,000.

General housing issues: Development pressures from transit expansion on University Avenue and speculation have focussed the need to preserve the existing residential character of the neighborhood. An essential component of this, and one that has attracted new residents to this inner-city neighborhood is the maintenance of a viable neighborhood school and community education center.

Objective 2 – To assure that future development is compatible with neighborhood vitality by employing mechanisms like historical district designation..

Strategy – Complete phase 2 of the process that will lead to historical district designation.

Resources: \$28,000

Outreach: PPERR has long valued the inclusion within its boundaries of the Glendale Housing project, which provides an ethnic and cultural mix to neighborhood and school. In recent years this housing facility has drawn several refugee communities to Minneapolis as it provides them with transition housing. The community has been engaged in programs designed to acculturate these immigrants to our society.

Objective 3 – To support continuing efforts to help Glendale residents transition to non-public housing.

Strategy – Support a program specifically designed for Somali refugees, in their quest to become knowledgeable renters and first-time home buyers in our society.

Resources: \$50,000