

# Staff Report

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**Agenda Item:** Housing Requirement for NRP Phase II Neighborhood Action Plans

**Action**     **Discussion**     **Informational**

**Date:** May 9, 2024

**Prepared By:** Robert Cooper – Manager, NRP and Community Participation

**Attachments:** Housing Analysis Memo  
Housing Allocations Spreadsheet (current)  
Housing Allocations Spreadsheet (projected)  
Neighborhood Organization Comments: CIDNA, LNENA, NRRC

## Requested Action

The City’s Neighborhood and Community Relations Department (NCR) recommends that the NRP Policy Board rescind its requirement that all NRP Phase II Neighborhood Action Plans allocate at least 70% of the Action Plan funds to expenditures in housing or housing- related activities.

## Background

Chapter 604, Article VII, Section 29, Laws of Minnesota 1990, states that “at least 52.5 percent of the [NRP] money must be expended on housing programs and related purposes.” At the time that it was planning for the second decade of the program (Phase II), the Policy Board considered several policy options to ensure compliance with State law. The Policy Board’s final plan for Phase II required that 70% of each neighborhood’s allocation be used for housing and housing-related activities. This was the threshold necessary to ensure that the program would achieve the 52.5% housing requirement embedded in the State NRP Laws.

The City NRP Ordinance requires that the program’s compliance with State Law be audited annually. The City Ordinance states that if this projection identifies a deficiency, the Policy Board will be required to “develop a plan to make up the deficiency using existing Phase I fund balances and/or Phase II funds. The plan shall include a timeframe and measurable outcomes that are consistent with city housing plans and policies as well as neighborhood action plans. The Policy Board shall submit the plan to the city council for approval.”

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Current projections for the program estimate that 54.20% of NRP funds (exclusive of program income) have been or are to be spent on housing and housing-related activities.

## Discussion

NCR requested that the City's Development Finance Division (DFD) analyze the effects of a rescission of the housing threshold requirement. To do this, DFD determined the amount of uncontracted Phase II Action Plan funds in housing strategies in each neighborhood's Phase II Neighborhood Action Plan. Next, it determined the portion of the unspent balance of each active home improvement contract that are Phase II Action Plan funds (rather than Phase I funds or Program Income). DFD then subtracted these amounts from each neighborhood's current Phase II Action Plan housing allocations to determine the resulting estimated percentage of all NRP Funds allocated to housing and housing-related activities.

DFD concluded that the Policy Board could eliminate the 70% housing requirement for Phase II allocations and be reasonably certain that the program would continue to meet the housing expenditure requirement of State Law. The attached projections show that even with the most conservative assumptions, the program is still on track to expend 53.04% of all NRP funds on housing and housing-related expenditures.

## Recommendation

Given these findings, NCR recommends the following resolution to the NRP Policy Board for action at its May 9, 2024, meeting:

**BE IT RESOLVED:** That the Neighborhood Revitalization Program Policy Board hereby rescind its requirement that all NRP Phase II Neighborhood Action Plans allocate at least 70% of the Action Plan funds to housing or housing-related strategies.

**BE IT FURTHER RESOLVED:** That the Neighborhood Revitalization Program Policy Board requests that the City's Development Finance Division (DFD), consistent with the City's NRP Ordinance, continue to annually monitor all NRP expenditures (not including Program Income) to ensure that the program continues to be on track to meet State NRP Law requirements.

**BE IT FURTHER RESOLVED:** That the Neighborhood Revitalization Program Policy Board requests that, consistent with the City's NRP Ordinance, DFD report back to the NRP Policy Board should the DFD annual projections indicate that the program will not meet the 52.5% requirement.

Date: April 8, 2024 [UPDATED]

TO: Steven Gallagher, NCR, Neighborhood Programs Manager

FROM: Robert Cooper, DFD, NRP and Community Participation Manager  
Stacy Sorenson, DFD, NRP Finance Specialist

SUBJECT: **Phase II Housing Threshold**

This memo is in response to your request for an analysis of the Neighborhood Revitalization Program (NRP) Policy Board's requirement that 70% of all Phase II Neighborhood Action Plan allocations be for housing and housing-related activities. Specifically, you asked whether the Policy Board could rescind that requirement and still be in compliance with the State NRP Law's requirement that 52.5% of NRP funds be spent on housing and housing-related activities.

#### Background

Chapter 604, Article VII, Section 29, Laws of Minnesota 1990, states that "at least 52.5 percent of the [NRP] money must be expended on housing programs and related purposes." At the time that it was planning for the second decade of the program (Phase II), the Policy Board considered several policy options to ensure compliance with State law. The Policy Board's final plan for Phase II required that 70% of each neighborhood's allocation be used for housing and housing-related activities. This was the threshold necessary to ensure that the program as a whole would achieve the 52.5% housing requirement embedded in the State NRP Laws.

The City NRP Ordinance requires that the program's compliance with State Law be audited annually. The City Ordinance states that if this projection identifies a deficiency, the Policy Board will be required to "develop a plan to make up the deficiency using existing Phase I fund balances and/or Phase II funds. The plan shall include a timeframe and measurable outcomes that are consistent with city housing plans and policies as well as neighborhood action plans. The Policy Board shall submit the plan to the city council for approval."

Current projections for the program estimate that 54.20% of NRP funds (exclusive of program income) have been or are to be spent on housing and housing-related activities.

#### Analysis

The Policy Board could eliminate the 70% housing requirement for Phase II allocations if it can be reasonably certain that the program will continue to meet the housing expenditure requirement of State Law.

To evaluate this, the Development Finance Division (DFD) first made several assumptions. It was assumed that Phase I plan allocations for housing and housing-related activities would remain unchanged. Phase I allocations did not include a housing requirement, so those funds should not be significantly affected by the relaxing of that requirement for Phase II allocations.

DFD also assumed that all Phase II Action Plan funds currently available in housing strategies (those allocations not currently under contract) would be reallocated to non-housing strategies. Similarly, DFD assumed that the Phase II Action Plan funds currently unspent in active housing contracts would be removed from those contracts and reallocated to non-housing activities. These assumptions would allow DFD to evaluate the effects of a “worst-case scenario.”

Finally, the projection assumed that the 2012-13 Equity Funds would be “parked” in Phase II housing strategies. The Equity Funds were distributed through the NCR Community Participation Program rather than the Phase II Neighborhood Action Plans. This means that those funds remain frozen within Phase II Action Plans (allocated to a strategy, but unavailable for contracting).

Based on these assumptions, DFD first determined the amount of uncontracted Phase II Action Plan funds in housing strategies in each neighborhood’s Phase II Neighborhood Action Plan. Next, it determined the portion of the unspent balance of each active home improvement contract that are Phase II Action Plan funds (rather than Phase I funds or Program Income).

These amounts were then subtracted from each neighborhood’s current Phase II Action Plan housing allocations to determine the resulting estimated percentage of all NRP Funds allocated to housing and housing-related activities.

### Conclusions

DFD estimates that if the Policy Board were to eliminate its requirement that 70% of each neighborhood’s Phase II allocation be earmarked for housing and housing-related activities (even if the uncontracted and unspent housing funds were reallocated to non-housing strategies), the program would likely still meet the 52.5% requirement in the State NRP Laws. Specifically, **DFD estimates that 53.04% of NRP Funds would be expended on housing and housing-related activities.**

### Caveats

NRP allocations are ever shifting, and the complexity of the program prevents a precise analysis of the results of such a policy change. If the policy is revised, an annual analysis will continue to be required to monitor compliance with State Law and, in accordance with the City NRP Ordinance, would alert the Policy Board to any deficiencies identified.

This analysis did not include any equity implications of such a change. Of the \$32,624,585 currently allocated in Phase II to housing and housing-related activities, only \$2,414,214 (7.4%) remains uncontracted. Of that uncontracted amount, approximately \$854,000 is frozen (unavailable for contracting) by past City Council and Policy Board actions. Those funds remain in Phase II Neighborhood Action Plans and are part of the housing calculation. However, since those funds cannot be contracted, they will remain uncontracted (“parked”) in strategies. These funds are most often “parked” in housing strategies. Because of differences between neighborhoods in contracting and in the frozen funds, the elimination of the housing threshold will affect each neighborhood differently. These neighborhood differences were not analyzed.

# Housing Allocations

## Neighborhood First Step, Early Access and Phase I Action Plans:

Neighborhood	Total Amount Approved (NRP)	Housing Amount in Plan (NRP)	% Housing
Armatage Action Plan	1,109,832	320,999	28.92%
Audubon Park Action Plan	2,798,845	1,909,715	68.23%
Bancroft Action Plan	2,000,000	1,135,886	56.79%
Beltrami Action Plan	745,605	483,546	64.85%
Bottineau Action Plan	1,545,666	868,914	56.22%
Bryant Action Plan	2,050,000	1,065,067	51.95%
Bryn Mawr Action Plan	713,000	318,873	44.72%
CARAG Action Plan	2,418,053	1,670,209	69.07%
Cedar-Isles-Dean Action Plan	829,600	0	0.00%
Cedar Riverside Action Plan	3,156,377	1,234,559	39.11%
Central Action Plan	6,040,000	3,737,473	61.88%
Cleveland Action Plan	1,059,096	757,572	71.53%
Columbia Park Action Plan	478,000	256,982	53.76%
Corcoran Action Plan	2,563,645	1,494,163	58.28%
Downtown East/West Action Plan	1,839,947	989,629	53.79%
ECCO Action Plan	794,375	272,055	34.25%
East Harriet Farmstead A.P.	1,634,000	923,253	56.50%
East Isles Action Plan	1,130,853	94,523	8.36%
Elliot Park Action Plan	4,459,701	1,956,768	43.88%
Field-Regina-Northrop A.P.	2,674,874	1,639,176	61.28%
Folwell Action Plan	1,991,253	1,376,848	69.14%
Fulton Action Plan	1,348,340	278,328	20.64%
Hale-Page-Diamond Lake A.P.	2,212,950	395,734	17.88%
Harrison Action Plan	2,937,686	1,825,833	62.15%
Hawthorne Action Plan	4,582,900	3,172,858	69.23%
Holland Action Plan	3,610,932	1,373,559	38.04%
Jordan Action Plan	6,691,000	6,665,759	99.62%
Kenny Action Plan	614,220	91,862	14.96%
Kenwood-Isles Action Plan	440,000	149	0.03%
Kingfield Action Plan	3,011,144	950,622	31.57%
Lind-Bohanon Action Plan	1,668,879	781,436	46.82%
Linden Hills Action Plan	1,762,956	313,232	17.77%
Logan Park Action Plan	1,263,500	829,597	65.66%
Longfellow Action Plan	9,299,592	5,038,257	54.18%
Loring Park Action Plan	3,497,500	899,932	25.73%
Lowry Hill Action Plan	1,109,613	28,722	2.59%
Lowry Hill East Action Plan	3,799,364	1,385,474	36.47%
Lyndale Action Plan	4,750,000	3,375,177	71.06%
Lynnhurst Action Plan	1,016,683	202,942	19.96%
Marcy-Holmes Action Plan	4,330,220	2,684,972	62.01%
Marshall Terrace Action Plan	679,830	464,944	68.39%
McKinley Action Plan	1,844,849	1,173,953	63.63%

**Neighborhood First Step, Early Access and Phase I Action Plans (continued):**

<b>Neighborhood</b>	<b>Total Amount Approved (NRP)</b>	<b>Housing Amount in Plan (NRP)</b>	<b>% Housing</b>
Near North/Willard Hay A.P.	8,400,250	4,166,991	49.61%
Nicollet Island/East Bank Action Plan	240,780	0	0.00%
Nokomis East Action Plan	4,415,369	2,491,578	56.43%
Northeast Park Action Plan	510,000	332,904	65.28%
North Loop Action Plan	193,000	14,801	7.67%
Phillips Action Plan	18,089,283	7,923,652	43.80%
Powderhorn Park Action Plan	5,195,400	2,648,588	50.98%
Prospect Park Action Plan	3,236,910	683,280	21.11%
Seward Action Plan	4,723,647	2,441,393	51.68%
Sheridan Action Plan	2,034,000	1,289,756	63.41%
Shingle Creek Action Plan	800,000	700,037	87.50%
Southeast Como Action Plan	2,413,629	1,414,862	58.62%
St. Anthony East Action Plan	1,196,100	854,819	71.47%
St. Anthony West Action Plan	1,403,959	1,185,210	84.42%
Standish-Ericsson Action Plan	3,439,035	1,683,377	48.95%
Stevens Square Action Plan	4,204,100	2,351,446	55.93%
Sumner-Glenwood Action Plan	2,502,000	0	0.00%
Tangletown Action Plan	1,107,383	310,167	28.01%
Victory Action Plan	978,210	457,645	46.78%
Waite Park Action Plan	1,232,877	690,622	56.02%
Webber Camden Action Plan	2,527,350	1,987,811	78.65%
West Calhoun Action Plan	605,000	0	0.00%
Whittier Action Plan	7,766,000	4,344,706	55.95%
Windom Action Plan	1,749,200	107,324	6.14%
Windom Park Action Plan	2,818,000	1,973,319	70.03%
<b>TOTAL - Phase I Neighborhood Plans</b>	<b>\$ 184,286,361.88</b>	<b>\$ 94,493,839.45</b>	<b>51.28%</b>

<b>Neighborhood Phase II Action Plans:</b>			
<b>Neighborhood</b>	<b>Total Amount Approved (NRP)</b>	<b>Housing Amount in Plan (NRP)</b>	<b>% Housing</b>
Phase II Plan Dev'l Advance Fund	2,500	0	0.00%
American Indian Phase II Action Plan	537,208	436,554	81.26%
Armatage Phase II Action Plan	375,682	319,065	84.93%
Audubon Park Phase II Action Plan	630,862	484,784	76.84%
Bancroft Phase II Action Plan	265,505	199,212	75.03%
Beltrami Phase II Action Plan	271,232	205,715	75.84%
Bottineau Phase II Action Plan	224,069	191,372	85.41%
Bryant Phase II Action Plan	295,498	250,275	84.70%
Bryn Mawr Phase II Action Plan	270,080	198,738	73.58%
CARAG Phase II Action Plan	636,557	564,876	88.74%
Cedar-Isles-Dean Phase II Action Plan	261,420	184,794	70.69%
Cedar-Riverside Phase II Action Plan	704,577	540,988	76.78%
Central Phase II Action Plan	812,586	670,352	82.50%
Cleveland Phase II Action Plan	448,446	359,843	80.24%
Columbia Park Phase II Action Plan	175,525	158,351	90.22%
Corcoran Phase II Action Plan	410,440	345,193	84.10%
Downtown East/West Phase II Actio Plan	913,167	649,984	71.18%
ECCO Phase II Action Plan	334,613	303,641	90.74%
East Harriet Phase II Action Plan	218,316	162,929	74.63%
East Isles Phase II Action Plan	387,253	301,126	77.76%
Elliot Park Phase II Action Plan	678,504	530,277	78.15%
East Phillips Phase II Action Plan	489,220	342,454	70.00%
Field-Regina-Northrop Phase II Action Plan	1,093,966	833,847	76.22%
Folwell Phase II Action Plan	730,376	695,054	95.16%
Fulton Phase II Action Plan	387,299	318,056	82.12%
Hale, Page, Diamond Lake Phase II Action Plan	835,143	628,546	75.26%
Harrison Phase II Action Plan	846,641	594,636	70.23%
Hawthorne Phase II Action Plan	1,593,541	1,328,621	83.38%
Holland Phase II Action Plan	684,021	488,268	71.38%
Jordan Phase II Action Plan	906,958	654,677	72.18%
Kenny Phase II Action Plan	266,533	200,102	75.08%
Kenwood Isles Phase II Action Plan	100,000	70,000	70.00%
Kingfield Phase II Action Plan	770,934	569,883	73.92%
Lind-Bohanon Phase II Action Plan	521,140	364,793	70.00%
Linden Hills Phase II Action Plan	530,161	375,804	70.88%
Logan Park Phase II Action Plan	418,010	351,489	84.09%
Longfellow Phase II Action Plan	2,306,477	1,622,802	70.36%
Loring Park Phase II Action Plan	502,173	351,544	70.00%
Lowry Hill Phase II Action Plan	448,754	327,742	73.03%
Lowry Hill East Phase II Action Plan	747,852	619,008	82.77%
Lyndale Phase II Action Plan	643,703	480,254	74.61%
Lynnhurst Phase II Action Plan	285,619	206,185	72.19%
Marcy-Holmes Phase II Action Plan	683,948	502,356	73.45%
Marshall Terrace Phase II Action Plan	363,456	291,789	80.28%
McKinley Phase II Action Plan	580,500	447,311	77.06%
Midtown Phillips Phase II Action Plan	243,645	225,985	92.75%
Near North Willard Hay Phase II Action Plan	1,845,711	1,325,502	71.82%
Nicollet Island-East Bank Phase II Action Plan	176,119	126,977	72.10%

<b>Neighborhood Phase II Action Plans (continued):</b>			
<b>Neighborhood</b>	<b>Total Amount Approved (NRP)</b>	<b>Housing Amount in Plan (NRP)</b>	<b>% Housing</b>
Nokomis East Phase II Action Plan	1,620,848	1,459,836	90.07%
Northeast Park Phase II Action Plan	252,685	182,664	72.29%
North Loop Phase II Action Plan	293,007	215,713	73.62%
Phillips West Phase II Action Plan	623,867	623,867	100.00%
Powderhorn Park Phase II Action Plan	687,638	518,880	75.46%
Prospect Park Phase II Action Plan	347,866	251,185	72.21%
Seward Phase II Action Plan	450,139	364,636	81.01%
Sheridan Phase II Action Plan	438,317	306,822	70.00%
Shingle Creek Phase II Action Plan	323,905	240,221	74.16%
Southeast Como Phase II Action Plan	556,043	480,074	86.34%
St. Anthony East Phase II Action Plan	362,535	302,429	83.42%
St. Anthony West Phase II Action Plan	224,642	169,044	75.25%
Standish-Ericsson Phase II Action Plan	1,087,274	995,908	91.60%
Stevens Square Phase II Action Plan	376,427	276,923	73.57%
Sumner-Glenwood Phase II Action Plan	100,000	85,552	85.55%
Tangletown Phase II Action Plan	336,708	263,778	78.34%
Ventura Village Phase II Action Plan	688,753	553,969	80.43%
Victory Phase II Action Plan	480,270	354,209	73.75%
Waite Park Phase II Action Plan	447,124	324,751	72.63%
Webber-Camden Phase II Action Plan	652,678	500,000	76.61%
West Calhoun Phase II Action Plan	258,994	181,296	70.00%
Whittier Phase II Action Plan	2,466,446	1,925,822	78.08%
Windom Phase II Action Plan	291,018	231,767	79.64%
Windom Park Phase II Action Plan	563,421	413,485	73.39%
<b>TOTAL - Phase II Neighborhood Plans</b>	<b>41,786,545</b>	<b>32,624,585</b>	<b>78.07%</b>



<b>Neighborhood Phase III Action Plans:</b>			
<b>Neighborhood</b>	<b>Equity Fund (Phase III)</b>	<b>Housing Amount in Plan (NRP)</b>	<b>% Housing</b>
Armatage Phase III Action Plan		-	84.93%
Audubon Park Phase III Action Plan		-	76.84%
Bancroft Phase III Action Plan	10,574	7,934	75.03%
Beltrami Phase III Action Plan	10,802	8,193	75.84%
Bottineau Phase III Action Plan	8,924	7,622	85.41%
Bryant Phase III Action Plan	11,769	9,968	84.70%
Bryn Mawr Phase III Action Plan		-	73.58%
CARAG Phase III Action Plan	25,352	22,497	88.74%
Cedar-Isles-Dean Phase III Action Plan	10,412	7,360	70.69%
Cedar-Riverside Phase III Action Plan	28,062	21,547	76.78%
Central Phase III Action Plan	32,363	26,698	82.50%
Cleveland Phase III Action Plan	17,860	14,331	80.24%
Columbia Park Phase III Action Plan	4,847	4,373	90.22%
Corcoran Phase III Action Plan		-	84.10%
Downtown East/West Phase III Action Plan	36,369	25,887	71.18%
East Calhoun Phase III Action Plan		-	90.74%
East Harriet Phase III Action Plan	8,695	6,489	74.63%
East Isles Phase III Action Plan	15,423	11,993	77.76%
East Phillips Phase III Action Plan	19,484	15,227	78.15%
Elliot Park Phase III Action Plan		-	70.00%
Field Regina Northrop Phase III Action Plan		-	76.22%
Folwell Phase III Action Plan		-	95.16%
Fulton Phase III Action Plan	15,425	12,667	82.12%
Hale, Page, Diamond Lake Phase III Action Plan		-	75.26%
Harrison Phase III Action Plan		-	70.23%
Hawthorne Phase III Action Plan	63,467	52,916	83.38%
Holland Phase III Action Plan	27,243	19,447	71.38%
Jordan Phase III Action Plan	660	476	72.18%
Kenny Phase III Action Plan		-	75.08%
Kenwood-Isles Phase III Action Plan		-	70.00%
Kingfield Phase III Action Plan		-	73.92%
Lind-Bohanon Phase III Action Plan	20,756	14,529	70.00%
Linden Hills Phase III Action Plan	21,115	14,967	70.88%
Logan Park Phase III Action Plan		-	84.09%
Longfellow Phase III Action Plan	91,861	64,632	70.36%
Loring Park Phase III Action Plan	20,000	14,001	70.00%
Lowry Hill Phase III Action Plan	8,628	6,301	73.03%
Lowry Hill East Phase III Action Plan		-	82.77%
Lyndale Phase III Action Plan		-	74.61%
Lynnhurst Phase III Action Plan	11,375	8,211	72.19%
Marcy-Holmes Phase III Action Plan		-	73.45%

Marshall Terrace Phase III Action Plan	14,476	11,622	80.28%
McKinley Phase III Action Plan	23,102	17,802	77.06%
Midtown Phillips Phase III Action Plan	9,704	9,001	92.75%
Near North-Willard Hay Phase III Action Plan	73,510	52,791	71.82%
Nicollet Island-East Bank Phase III Action Plan	7,014	5,057	72.10%
Nokomis East Phase III Action Plan	64,554	58,141	90.07%
Northeast Park Phase III Action Plan		-	72.29%
<b>Neighborhood Phase III Action Plans (continued):</b>			
	<b>Equity Fund</b>	<b>Housing Amount</b>	
<b>Neighborhood</b>	<b>(Phase III)</b>	<b>in Plan (NRP)</b>	<b>% Housing</b>
North Loop Phase III Action Plan	11,670	8,592	73.62%
Phillips West Phase III Action Plan		-	100.00%
Powderhorn Park Phase III Action Plan		-	75.46%
Prospect Park Phase III Action Plan		-	72.21%
St. Anthony East Phase III Action Plan	14,439	11,696	81.01%
St. Anthony West Phase III Action Plan	8,947	6,263	70.00%
Seward Phase III Action Plan		-	74.16%
Sheridan Phase III Action Plan		-	86.34%
Shingle Creek Phase III Action Plan	12,900	10,761	83.42%
Southeast Como Phase III Action Plan		-	75.25%
Standish-Ericsson Phase III Action Plan		-	91.60%
Stevens Square Phase III Action Plan		-	73.57%
Sumner-Glenwood Phase III Action Plan	996	852	85.55%
Tangletown Phase III Action Plan	13,410	10,505	78.34%
Ventura Village Phase III Action Plan		-	80.43%
Victory Phase III Action Plan	19,128	14,107	73.75%
Waite Park Phase III Action Plan		-	72.63%
Webber-Camden Phase III Action Plan	25,995	19,914	76.61%
West Calhoun Phase III Action Plan	10,315	7,221	70.00%
Whittier Phase III Action Plan		-	78.08%
Windom Phase III Action Plan		-	79.64%
Windom Park Phase III Action Plan	22,440	16,468	73.39%
<b>TOTAL - Phase III Neighborhood Plans</b>	<b>854,066</b>	<b>659,060</b>	<b>77.17%</b>

**Other (Non-Neighborhood Plan) NRP-Funded Activity:**

<b>NRP Activity</b>	<b>Total Amount Approved (NRP)</b>	<b>Housing Amount Approved (NRP)</b>	<b>% Housing</b>
1991 Transition Projects	6,795,076	2,330,000	34.29%
1992 Transition Projects	4,871,710	2,294,601	47.10%
1993 Transition Projects	3,003,284	2,173,313	72.36%
Phase I Participation Agreements	3,637,699	1,769,583	48.65%
NRP/NCR Administration	32,433,585	17,579,217	54.20%
County Programs (2nd 7.5%)	5,836,995	732,792	12.55%
School Programs (2nd 7.5%)	5,762,093	0	0.00%
Youth Coordinating Board	2,800,000	0	0.00%
Affordable Housing Reserve Fund (Year 1)	3,944,400	3,944,400	100.00%
Affordable Housing Reserve Fund (Year 2)	2,261,500	2,261,500	100.00%
Affordable Housing Reserve Fund (Year 3/4)	3,172,770	3,172,770	100.00%
Community-Oriented Public Safety Res. Fund	954,062	0	0.00%
Allina Jobs Relocation Loan Pool	245,000	0	0.00%
<b>TOTAL - Non-Plan Activity</b>	<b>\$75,718,173</b>	<b>\$36,258,176</b>	<b>47.89%</b>
<b>TOTAL - All NRP ACTIVITY</b>	<b>\$302,645,146</b>	<b>\$164,035,661</b>	<b>54.20%</b>
<b>Housing Requirement (52.5%):</b>		<b>\$158,888,702</b>	
<b>Over (Under) Amount:</b>		<b>\$5,146,959</b>	<b>1.70%</b>

**NOTE:**

The NRP legislation mandates that 52.5% of NRP expenditures be for housing and housing-related purposes. However, the City Council has directed that payment of the "1st 7.5%" of program funds to the County and Schools be "over and above" the \$20,000,000 per year. Therefore, for purposes of this spreadsheet, those funds (totalling \$11,524,186) are not included in the housing calculation.

HOUSING ALLOCATIONS.XLS

Prepared: March 5, 1997

Revised: March 29, 2024

Prepared by: Robert Cooper, Finance Department, 673-5239

## Housing Allocations [PROJECTED]

### Neighborhood First Step, Early Access and Phase I Action Plans:

Neighborhood	Total Amount Approved (NRP)	Housing Amount in Plan (NRP)	% Housing
Armatage Action Plan	1,109,832	320,999	28.92%
Audubon Park Action Plan	2,798,845	1,909,715	68.23%
Bancroft Action Plan	2,000,000	1,135,886	56.79%
Beltrami Action Plan	745,605	483,546	64.85%
Bottineau Action Plan	1,545,666	868,914	56.22%
Bryant Action Plan	2,050,000	1,065,067	51.95%
Bryn Mawr Action Plan	713,000	318,873	44.72%
CARAG Action Plan	2,418,053	1,670,209	69.07%
Cedar-Isles-Dean Action Plan	829,600	0	0.00%
Cedar Riverside Action Plan	3,156,377	1,234,559	39.11%
Central Action Plan	6,040,000	3,737,473	61.88%
Cleveland Action Plan	1,059,096	757,572	71.53%
Columbia Park Action Plan	478,000	256,982	53.76%
Corcoran Action Plan	2,563,645	1,494,163	58.28%
Downtown East/West Action Plan	1,839,947	989,629	53.79%
ECCO Action Plan	794,375	272,055	34.25%
East Harriet Farmstead A.P.	1,634,000	923,253	56.50%
East Isles Action Plan	1,130,853	94,523	8.36%
Elliot Park Action Plan	4,459,701	1,956,768	43.88%
Field-Regina-Northrop A.P.	2,674,874	1,639,176	61.28%
Folwell Action Plan	1,991,253	1,376,848	69.14%
Fulton Action Plan	1,348,340	278,328	20.64%
Hale-Page-Diamond Lake A.P.	2,212,950	395,734	17.88%
Harrison Action Plan	2,937,686	1,825,833	62.15%
Hawthorne Action Plan	4,582,900	3,172,858	69.23%
Holland Action Plan	3,610,932	1,373,559	38.04%
Jordan Action Plan	6,691,000	6,665,759	99.62%
Kenny Action Plan	614,220	91,862	14.96%
Kenwood-Isles Action Plan	440,000	149	0.03%
Kingfield Action Plan	3,011,144	950,622	31.57%
Lind-Bohanon Action Plan	1,668,879	781,436	46.82%
Linden Hills Action Plan	1,762,956	313,232	17.77%
Logan Park Action Plan	1,263,500	829,597	65.66%
Longfellow Action Plan	9,299,592	5,038,257	54.18%
Loring Park Action Plan	3,497,500	899,932	25.73%
Lowry Hill Action Plan	1,109,613	28,722	2.59%
Lowry Hill East Action Plan	3,799,364	1,385,474	36.47%
Lyndale Action Plan	4,750,000	3,375,177	71.06%
Lynnhurst Action Plan	1,016,683	202,942	19.96%
Marcy-Holmes Action Plan	4,330,220	2,684,972	62.01%
Marshall Terrace Action Plan	679,830	464,944	68.39%
McKinley Action Plan	1,844,849	1,173,953	63.63%

**Neighborhood First Step, Early Access and Phase I Action Plans (continued):**

<b>Neighborhood</b>	<b>Total Amount Approved (NRP)</b>	<b>Housing Amount in Plan (NRP)</b>	<b>% Housing</b>
Near North/Willard Hay A.P.	8,400,250	4,166,991	49.61%
Nicollet Island/East Bank Action Plan	240,780	0	0.00%
Nokomis East Action Plan	4,415,369	2,491,578	56.43%
Northeast Park Action Plan	510,000	332,904	65.28%
North Loop Action Plan	193,000	14,801	7.67%
Phillips Action Plan	18,089,283	7,923,652	43.80%
Powderhorn Park Action Plan	5,195,400	2,648,588	50.98%
Prospect Park Action Plan	3,236,910	683,280	21.11%
Seward Action Plan	4,723,647	2,441,393	51.68%
Sheridan Action Plan	2,034,000	1,289,756	63.41%
Shingle Creek Action Plan	800,000	700,037	87.50%
Southeast Como Action Plan	2,413,629	1,414,862	58.62%
St. Anthony East Action Plan	1,196,100	854,819	71.47%
St. Anthony West Action Plan	1,403,959	1,185,210	84.42%
Standish-Ericsson Action Plan	3,439,035	1,683,377	48.95%
Stevens Square Action Plan	4,204,100	2,351,446	55.93%
Sumner-Glenwood Action Plan	2,502,000	0	0.00%
Tangletown Action Plan	1,107,383	310,167	28.01%
Victory Action Plan	978,210	457,645	46.78%
Waite Park Action Plan	1,232,877	690,622	56.02%
Webber Camden Action Plan	2,527,350	1,987,811	78.65%
West Calhoun Action Plan	605,000	0	0.00%
Whittier Action Plan	7,766,000	4,344,706	55.95%
Windom Action Plan	1,749,200	107,324	6.14%
Windom Park Action Plan	2,818,000	1,973,319	70.03%
<b>TOTAL - Phase I Neighborhood Plans</b>	<b>\$ 184,286,361.88</b>	<b>\$ 94,493,839.45</b>	<b>51.28%</b>

<b>Neighborhood Phase II Action Plans:</b>			
<b>Neighborhood</b>	<b>Total Amount Approved (NRP)</b>	<b>Housing Amount in Plan (NRP)</b>	<b>% Housing</b>
Phase II Plan Dev'l Advance Fund	2,500	0	0.00%
American Indian Phase II Action Plan	537,208	436,554	81.26%
Armatage Phase II Action Plan	375,682	319,065	84.93%
Audubon Park Phase II Action Plan	630,862	484,784	76.84%
Bancroft Phase II Action Plan	265,505	177,994	67.04%
Beltrami Phase II Action Plan	271,232	171,526	63.24%
Bottineau Phase II Action Plan	224,069	191,372	85.41%
Bryant Phase II Action Plan	295,498	250,275	84.70%
Bryn Mawr Phase II Action Plan	270,080	198,738	73.58%
CARAG Phase II Action Plan	636,557	564,876	88.74%
Cedar-Isles-Dean Phase II Action Plan	261,420	184,794	70.69%
Cedar-Riverside Phase II Action Plan	704,577	287,424	40.79%
Central Phase II Action Plan	812,586	670,352	82.50%
Cleveland Phase II Action Plan	448,446	359,843	80.24%
Columbia Park Phase II Action Plan	175,525	149,251	85.03%
Corcoran Phase II Action Plan	410,440	345,173	84.10%
Downtown East/West Phase II Actio Plan	913,167	492,146	53.89%
ECCO Phase II Action Plan	334,613	303,641	90.74%
East Harriet Phase II Action Plan	218,316	162,929	74.63%
East Isles Phase II Action Plan	387,253	301,126	77.76%
Elliot Park Phase II Action Plan	678,504	530,277	78.15%
East Phillips Phase II Action Plan	489,220	342,454	70.00%
Field-Regina-Northrop Phase II Action Plan	1,093,966	833,847	76.22%
Folwell Phase II Action Plan	730,376	642,169	87.92%
Fulton Phase II Action Plan	387,299	193,501	49.96%
Hale, Page, Diamond Lake Phase II Action Plan	835,143	553,276	66.25%
Harrison Phase II Action Plan	846,641	588,507	69.51%
Hawthorne Phase II Action Plan	1,593,541	1,055,088	66.21%
Holland Phase II Action Plan	684,021	443,480	64.83%
Jordan Phase II Action Plan	906,958	505,500	55.74%
Kenny Phase II Action Plan	266,533	200,102	75.08%
Kenwood Isles Phase II Action Plan	100,000	70,000	70.00%
Kingfield Phase II Action Plan	770,934	458,422	59.46%
Lind-Bohanon Phase II Action Plan	521,140	277,515	53.25%
Linden Hills Phase II Action Plan	530,161	375,804	70.88%
Logan Park Phase II Action Plan	418,010	351,489	84.09%
Longfellow Phase II Action Plan	2,306,477	1,622,802	70.36%
Loring Park Phase II Action Plan	502,173	305,238	60.78%
Lowry Hill Phase II Action Plan	448,754	327,742	73.03%
Lowry Hill East Phase II Action Plan	747,852	619,008	82.77%
Lyndale Phase II Action Plan	643,703	480,254	74.61%
Lynnhurst Phase II Action Plan	285,619	206,185	72.19%
Marcy-Holmes Phase II Action Plan	683,948	502,356	73.45%
Marshall Terrace Phase II Action Plan	363,456	151,348	41.64%
McKinley Phase II Action Plan	580,500	92,223	15.89%
Midtown Phillips Phase II Action Plan	243,645	80,114	32.88%
Near North Willard Hay Phase II Action Plan	1,845,711	1,161,763	62.94%
Nicollet Island-East Bank Phase II Action Plan	176,119	126,977	72.10%

<b>Neighborhood Phase II Action Plans (continued):</b>			
<b>Neighborhood</b>	<b>Total Amount Approved (NRP)</b>	<b>Housing Amount in Plan (NRP)</b>	<b>% Housing</b>
Nokomis East Phase II Action Plan	1,620,848	1,459,836	90.07%
Northeast Park Phase II Action Plan	252,685	182,664	72.29%
North Loop Phase II Action Plan	293,007	215,713	73.62%
Phillips West Phase II Action Plan	623,867	623,666	99.97%
Powderhorn Park Phase II Action Plan	687,638	518,880	75.46%
Prospect Park Phase II Action Plan	347,866	163,794	47.09%
Seward Phase II Action Plan	450,139	364,636	81.01%
Sheridan Phase II Action Plan	438,317	260,627	59.46%
Shingle Creek Phase II Action Plan	323,905	152,247	47.00%
Southeast Como Phase II Action Plan	556,043	306,600	55.14%
St. Anthony East Phase II Action Plan	362,535	302,429	83.42%
St. Anthony West Phase II Action Plan	224,642	169,044	75.25%
Standish-Ericsson Phase II Action Plan	1,087,274	993,732	91.40%
Stevens Square Phase II Action Plan	376,427	276,923	73.57%
Sumner-Glenwood Phase II Action Plan	100,000	85,552	85.55%
Tangletown Phase II Action Plan	336,708	263,778	78.34%
Ventura Village Phase II Action Plan	688,753	553,969	80.43%
Victory Phase II Action Plan	480,270	266,793	55.55%
Waite Park Phase II Action Plan	447,124	307,991	68.88%
Webber-Camden Phase II Action Plan	652,678	235,003	36.01%
West Calhoun Phase II Action Plan	258,994	181,296	70.00%
Whittier Phase II Action Plan	2,466,446	1,925,822	78.08%
Windom Phase II Action Plan	291,018	231,767	79.64%
Windom Park Phase II Action Plan	563,421	383,090	67.99%
<b>TOTAL - Phase II Neighborhood Plans</b>	<b>41,786,545</b>	<b>29,575,157</b>	<b>70.78%</b>

<b>Neighborhood Phase III Action Plans:</b>			
<b>Neighborhood</b>	<b>Equity Fund (Phase III)</b>	<b>Housing Amount in Plan (NRP)</b>	<b>% Housing</b>
Armatage Phase III Action Plan		-	84.93%
Audubon Park Phase III Action Plan		-	76.84%
Bancroft Phase III Action Plan	10,574	7,089	67.04%
Beltrami Phase III Action Plan	10,802	6,831	63.24%
Bottineau Phase III Action Plan	8,924	7,622	85.41%
Bryant Phase III Action Plan	11,769	9,968	84.70%
Bryn Mawr Phase III Action Plan		-	73.58%
CARAG Phase III Action Plan	25,352	22,497	88.74%
Cedar-Isles-Dean Phase III Action Plan	10,412	7,360	70.69%
Cedar-Riverside Phase III Action Plan	28,062	11,448	40.79%
Central Phase III Action Plan	32,363	26,698	82.50%
Cleveland Phase III Action Plan	17,860	14,331	80.24%
Columbia Park Phase III Action Plan	4,847	4,121	85.03%
Corcoran Phase III Action Plan		-	84.10%
Downtown East/West Phase III Action Plan	36,369	19,601	53.89%
East Calhoun Phase III Action Plan		-	90.74%
East Harriet Phase III Action Plan	8,695	6,489	74.63%
East Isles Phase III Action Plan	15,423	11,993	77.76%
East Phillips Phase III Action Plan	19,484	15,227	78.15%
Elliot Park Phase III Action Plan		-	70.00%
Field Regina Northrop Phase III Action Plan		-	76.22%
Folwell Phase III Action Plan		-	87.92%
Fulton Phase III Action Plan	15,425	7,707	49.96%
Hale, Page, Diamond Lake Phase III Action Plan		-	66.25%
Harrison Phase III Action Plan		-	69.51%
Hawthorne Phase III Action Plan	63,467	42,022	66.21%
Holland Phase III Action Plan	27,243	17,663	64.83%
Jordan Phase III Action Plan	660	368	55.74%
Kenny Phase III Action Plan		-	75.08%
Kenwood-Isles Phase III Action Plan		-	70.00%
Kingfield Phase III Action Plan		-	59.46%
Lind-Bohanon Phase III Action Plan	20,756	11,053	53.25%
Linden Hills Phase III Action Plan	21,115	14,967	70.88%
Logan Park Phase III Action Plan		-	84.09%
Longfellow Phase III Action Plan	91,861	64,632	70.36%
Loring Park Phase III Action Plan	20,000	12,157	60.78%
Lowry Hill Phase III Action Plan	8,628	6,301	73.03%
Lowry Hill East Phase III Action Plan		-	82.77%
Lyndale Phase III Action Plan		-	74.61%
Lynnhurst Phase III Action Plan	11,375	8,211	72.19%
Marcy-Holmes Phase III Action Plan		-	73.45%



Marshall Terrace Phase III Action Plan	14,476	6,028	41.64%
McKinley Phase III Action Plan	23,102	3,670	15.89%
Midtown Phillips Phase III Action Plan	9,704	3,191	32.88%
Near North-Willard Hay Phase III Action Plan	73,510	46,270	62.94%
Nicollet Island-East Bank Phase III Action Plan	7,014	5,057	72.10%
Nokomis East Phase III Action Plan	64,554	58,141	90.07%
Northeast Park Phase III Action Plan		-	72.29%
<b>Neighborhood Phase III Action Plans (continued):</b>			
	<b>Equity Fund</b>	<b>Housing Amount</b>	
<b>Neighborhood</b>	<b>(Phase III)</b>	<b>in Plan (NRP)</b>	<b>% Housing</b>
North Loop Phase III Action Plan	11,670	8,592	73.62%
Phillips West Phase III Action Plan		-	99.97%
Powderhorn Park Phase III Action Plan		-	75.46%
Prospect Park Phase III Action Plan		-	47.09%
St. Anthony East Phase III Action Plan	14,439	11,696	81.01%
St. Anthony West Phase III Action Plan	8,947	5,320	59.46%
Seward Phase III Action Plan		-	47.00%
Sheridan Phase III Action Plan		-	55.14%
Shingle Creek Phase III Action Plan	12,900	10,761	83.42%
Southeast Como Phase III Action Plan		-	75.25%
Standish-Ericsson Phase III Action Plan		-	91.40%
Stevens Square Phase III Action Plan		-	73.57%
Sumner-Glenwood Phase III Action Plan	996	852	85.55%
Tangletown Phase III Action Plan	13,410	10,505	78.34%
Ventura Village Phase III Action Plan		-	80.43%
Victory Phase III Action Plan	19,128	10,626	55.55%
Waite Park Phase III Action Plan		-	68.88%
Webber-Camden Phase III Action Plan	25,995	9,360	36.01%
West Calhoun Phase III Action Plan	10,315	7,221	70.00%
Whittier Phase III Action Plan		-	78.08%
Windom Phase III Action Plan		-	79.64%
Windom Park Phase III Action Plan	22,440	15,258	67.99%
<b>TOTAL - Phase III Neighborhood Plans</b>	<b>854,066</b>	<b>568,904</b>	<b>66.61%</b>

**Other (Non-Neighborhood Plan) NRP-Funded Activity:**

<b>NRP Activity</b>	<b>Total Amount Approved (NRP)</b>	<b>Housing Amount Approved (NRP)</b>	<b>% Housing</b>
1991 Transition Projects	6,795,076	2,330,000	34.29%
1992 Transition Projects	4,871,710	2,294,601	47.10%
1993 Transition Projects	3,003,284	2,173,313	72.36%
Phase I Participation Agreements	3,637,699	1,769,583	48.65%
NRP/NCR Administration	32,433,585	17,202,371	53.04%
County Programs (2nd 7.5%)	5,836,995	732,792	12.55%
School Programs (2nd 7.5%)	5,762,093	0	0.00%
Youth Coordinating Board	2,800,000	0	0.00%
Affordable Housing Reserve Fund (Year 1)	3,944,400	3,944,400	100.00%
Affordable Housing Reserve Fund (Year 2)	2,261,500	2,261,500	100.00%
Affordable Housing Reserve Fund (Year 3/4)	3,172,770	3,172,770	100.00%
Community-Oriented Public Safety Res. Fund	954,062	0	0.00%
Allina Jobs Relocation Loan Pool	245,000	0	0.00%
<b>TOTAL - Non-Plan Activity</b>	<b>\$75,718,173</b>	<b>\$35,881,331</b>	<b>47.39%</b>
<b>TOTAL - All NRP ACTIVITY</b>	<b>\$302,645,146</b>	<b>\$160,519,231</b>	<b>53.04%</b>
<b>Housing Requirement (52.5%):</b>		<b>\$158,888,702</b>	
<b>Over (Under) Amount:</b>		<b>\$1,630,529</b>	<b>0.54%</b>

**NOTE:**

The NRP legislation mandates that 52.5% of NRP expenditures be for housing and housing-related purposes. However, the City Council has directed that payment of the "1st 7.5%" of program funds to the County and Schools be "over and above" the \$20,000,000 per year. Therefore, for purposes of this spreadsheet, those funds (totalling \$11,524,186) are not included in the housing calculation.

**ASSUMPTIONS:**

1. Phase I allocations for Housing and Housing-related activities will not be changed in response to the proposed Policy Board action.
2. All Phase II Action Plan funds currently available in housing strategies (those allocations not currently under contract) would be reallocated to non-housing strategies.
3. Phase II Action Plan funds currently unspent in active home improvement loan contracts would be removed from those contracts and reallocated to non-housing activities.
4. All Equity Funds that are frozen in Phase II Action Plans are assumed to be "parked" in housing strategies (allocated to, but unavailable for contracting).

HOUSING ALLOCATIONS.XLS

Prepared: April 5, 2024

Prepared by: Robert Cooper, Finance Department, 673-5239



Cedar · Isles · Dean  
Neighborhood Association

April 22, 2024

City of Minneapolis  
Neighborhood and Community Relations Department  
105 5<sup>th</sup> Avenue South, Room 425  
Minneapolis, MN 55401  
Submitted via email

To Members of the Minneapolis NRP Policy Board:

I write on behalf of the Cedar-Isles-Dean Neighborhood Association (CIDNA) Board of Directors in response to your invitation to submit public comment on a potential change to NRP's policy regarding housing expenditures. As neighborhood leaders bearing fiscal responsibility for CIDNA and the NRP Phase 2 program funds that have been allocated to it, we support this policy change.

While Minneapolis neighborhoods share many similarities, the differences across borders—even just across a street or a lake—are notable. No two neighborhoods have identical needs or strategies for how to best serve their communities, and one of the best things about our associations is that they allow local leaders to serve as stewards and advocates. Even within a single neighborhood, circumstances and initiatives that respond to them evolve over time. CIDNA did indeed make a sizable investment in housing using NRP funds and hopes to do so again in the future as need and opportunities for impact present themselves.

The proposed policy change would provide necessary flexibility for neighborhoods to utilize the funds that they have been granted where most needed, without having to undergo an approval process or worrying about funds being eliminated altogether. For neighborhoods that find themselves in times of substantial transition—as ours has been in recent months—this flexibility would make a tremendous difference for the sustainability and strength of the organization and its ability to support the community it serves.

We appreciate the opportunity to share our perspective on this matter and look forward to hearing updates on the decision. Please don't hesitate to reach out with any questions or requests for additional information.

Thank You,

Erica Solomon Collins

*Cedar Isles Dean Neighborhood Association, Board Chair*  
*Erica.Solomon@cidna.org*  
*(651) 308-3223*

April 19<sup>th</sup>, 2024

NRP Policy Board  
Hennepin County Government Center  
300 S. 6th St.,  
Minneapolis, MN 55487

Dear Neighborhood Revitalization Program Policy Board,

The Lower Northeast Neighborhoods Association (LNENA) fully supports the proposed update to the NRP Policy Board's Phase II Action Plan allocation requirements. This update would grant neighborhoods the ability to allocate remaining funds into an approved neighborhood strategy that best addresses the neighborhood's needs and opportunities. This adjustment represents a significant step towards enhancing community-driven development initiatives and removing the long-standing focus on homeowners rather than all the residents.

Allowing neighborhoods the flexibility to reallocate their remaining NRP housing funds into any approved neighborhood strategy is vital for the success of equitable engagement opportunities. This proposed change would empower neighborhood boards to direct resources where they are most needed. It also fosters a more dynamic and responsive approach to addressing community needs.

LNENA believes that this proposed update to the NRP Policy Board's Phase II Action Plan allocation requirements aligns with our commitment to promoting inclusive and sustainable community development. We commend the decision-makers behind this proposed policy change for their dedication to empowering neighborhoods and look forward to the positive outcomes it will undoubtedly generate for residents across the city of Minneapolis.

Please reach out to me at [kjkottenbrock@gmail.com](mailto:kjkottenbrock@gmail.com) if you need additional information.

Thank you for your time and consideration,

Katie Kottenbrock  
LNENA Interim Board Co-chair

**From:** Martine Smaller <[msmaller@nrrc.org](mailto:msmaller@nrrc.org)>

**Sent:** Tuesday, April 16, 2024 5:08 PM

**To:** NCR <[ncr@minneapolismn.gov](mailto:ncr@minneapolismn.gov)>

**Cc:** Nate Lockett <[natelockett@gmail.com](mailto:natelockett@gmail.com)>; NRRC Board <[board@nrrc.org](mailto:board@nrrc.org)>; Krista Lucas <[klucas@nrrc.org](mailto:klucas@nrrc.org)>; Cristin Burnett <[cburnett@nrrc.org](mailto:cburnett@nrrc.org)>

**Subject:** [EXTERNAL] NRP Policy Change Comment

Greetings,

Given that Phase 2 NRP Funds have reached the state required housing threshold, NRRC supports allowing these funds to be spent in other areas.

Thank you.

Best,



**Martine Smaller**  
Executive Director  
**Northside Residents Redevelopment Council (NRRC)**  
[www.nrrc.org](http://www.nrrc.org) | (612) 335-5924