MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM

BELTRAMI NEIGHBORHOOD COUNCIL

NRP PHASE II

NEIGHBORHOOD ACTION PLAN

Legal Opinion Reference Date:

Date Adopted by the Policy Board:

Date Adopted by the City Council:

Published in Finance & Commerce:

Neighborhood Description

The Beltrami Neighborhood is bounded by E. Hennepin on the South, Broadway St NE on the North, Central and Harrison Avenues on the West and Hwy 35W to the East.

Beltrami Park is the defining feature of the neighborhood with a pioneer cemetery located within the confines of the park itself. The park was named for the Italian explorer and Giacomo Beltrami who claimed to have discovered the source of the Mississippi River and the Red River of the North in 1822.

Planning Process

The Beltrami Neighborhood Council Board conducted a survey of the residents in 2008 to gauge public opinion and to update the demographic data since the 2000 census. The survey was informative but limited in analytical use due to the low participation levels. Of 522 addresses listed in the neighborhood, 42 are business addresses and 480 are residential addresses some of which are vacant. The survey was sent to all addresses in Beltrami. Two businesses responded and 17 residents responded. (See attachment A-Survey and B-Results.) To improve on this information the BNC board hired a consultant in 2010 to door knock the neighborhood to: Evaluate the progress regarding NRP Phase I goals, assess the housing stock, determine homeownership levels, and develop a citizen participation contact list for NRP Phase II implementation. The door knocking resulted in 146 interviews of community residents and business owners out of 186 contacts. At least one attempt was made with each of the 522 addresses. Many addresses were contacted more than once. In some cases, interviews were conducted after neighborhood meetings via phone interview. In most cases, board members accompanied the staff person while door knocking. Some people were unwilling to be interviewed or were not home at the time of the outreach. At the time of this plan's writing, the outreach effort continues. (See results Attachment C). The neighborhood is eagerly awaiting the 2010 census results.

Section 1: Parks and Recreation

Strategy 1: Park Participation and Lunch Staffing

Strategy Description:
Beltrami Neighborhood Council will work with the Park Board to find ways to re-open the park building in the summer and to provide healthy lunches via the school meals program for neighborhood children who depend on these services for basic daily nutrition.

Park Board staff people do not measure the number of participants in seasonal parks separately from overall community center participation. Thus, Beltrami participation numbers cannot be proven but are counted in the larger NE Park Community Center numbers. Unofficially, residents have been told that Beltrami Park has the highest numbers of walk in traffic of all the parks in the River District, meaning that the park

may have the highest per capita use in the northeast quadrant of the City. Further, Beltrami Park is isolated by freeways and state highways which have heavy semi-truck traffic. Sending the neighborhood children to another nearby park which requires crossing these state highways is unsafe. Beltrami Neighborhood Council will work with the Park Board to determine the number of residents using the park daily and will set aside funds to assist in staffing the park for nutrition programs for the children. On average 15-10 children rely on this lunch daily. The highest daily use was 30 children.

Strategy Implementer:	Park Board
Public Partners:	School Board Summer Food Service Program
Contract Manager:	Minneapolis Finance Department DFD
NRP Phase II Funds:	$2,595.00
City Goal:	Livable Communities, Healthy Lives

Strategy 2: Park Improvements Recreation

Strategy Description:
Beltrami Neighborhood Council will work with the Park Board to encourage healthful activities for youth and adults.

The basketball courts need repair and upgrading with new asphalt. The bocce ball lanes are used extensively and require upkeep as many seniors use these lanes. Bocce league play occurs many nights per week during the summer. Improvement of the playground equipment and wading pool must also occur to protect the neighborhood investment of previous NRP funds.

Strategy Implementer:	Park Board
Public Partners:	Minneapolis Health Department
Contract Manager:	Minneapolis Finance Department DFD
NRP Phase II Funds:	$12,975.00
City Goal:	Livable Communities, Healthy Lives

Section 2: Housing

Strategy 1: Housing Projects

Strategy Description:
Beltrami Neighborhood Council will provide financial assistance to homeowners and owner occupied rental owners via grants and low interest loans.

Beltrami has some of the oldest housing stock in the City and many newer built homes that replaced those that were demolished in the late 1970s and early 1980s. Currently there are 12 vacant homes some of which will need Neighborhood Stabilization Program (NSP) funds which is federal program aimed at protecting neighborhoods from losing owner occupied housing. Many homes need exterior paint, new energy efficient windows, roof repair, energy efficient furnaces and air conditioning. Seniors and the disabled who own their homes, but are on fixed incomes, are vulnerable because their income does not allow for home maintenance. This population cannot afford basic improvements such as walk in showers, bathroom hand rails and other safety features that would allow them to remain living in their homes independently. Lead paint abatement remains a problem in older housing stock and must be remediated for the community health.

Strategy Implementer:	CEE/Program Administrator
Public Partners:	Rebuilding Together Twin Cities Neighborhood Stabilization Program Hennepin County Lead Abatement
Contract Manager	DFD/NRP Beltrami Neighborhood Council
NRP Phase II Funds:	$150,529.00
City Goal:	A Safe Place to Call Home

Strategy 2: Absentee Owned Property Projects

Strategy Description:
Provide low interest loans to absentee owners for exterior improvements such as roof repair, paint, energy efficient window replacement, and lead abatement.

The 2010 census will clear up the matter of how many housing units are absentee owned in Beltrami. Door-to-door interviews reveal that approximately half of the rental units are absentee owned. Single family homes as well as duplexes and multiplexes are often owned by absentee landlords. It is hoped that these property owners will respond to low interest loans to improve their property and thus maintain property values throughout the neighborhood.

Strategy Implementer:	CEE/Program Administrator

Public Partners:	Hennepin County Lead Abatement
Contract Manager	DFD/NRP Beltrami Neighborhood Council
NRP Phase II Funds:	$31,144.00
City Goal:	A Safe Place to Call Home

Section 3: Crime Prevention and Livability

Strategy 1: Block Clubs, Landlord Training, Lighting

Strategy Description:
Coordinate community involvement to prevent and report crime.

Beltrami Neighborhood has some pockets of criminal activity that have defied solution for many years. A sustained and coordinated City effort needs to occur with greater citizen involvement. Two pairs of individuals now patrol the neighborhood at different times. Absentee landlords have caused great angst by refusing to screen tenants adequately. Two level three sex offenders live within this small neighborhood of 480 homes. Block clubs are non-existent at this time. However, the neighborhood remains rather close knit. Some examples include a community garden and the walking patrols. Block clubs should be established, rental housing best practices should be taught to all the landlords. The viaduct, which can only be described as a rape space, needs to have lighting fixed and maintained.

Strategy Implementer:	Beltrami Neighborhood Council
Public Partners:	Burlington Northern Inc. & Police Dept
Contract Manager	Minneapolis Finance Department DFD
NRP Phase II Funds:	$5,191.00
City Goal:	A Safe Place to Call Home

Section 4: Environment

Strategy 1: Community Gardening

Strategy Description:
Support community gardening efforts to bolster neighborhood cohesiveness, promote healthy eating, and conserve and remediate water.

Beltrami Neighborhood has a long and proud tradition of gardening. A new community garden at 1213 Spring St NE began in April 2010 as part of the Homegrown Minneapolis effort to use vacant non-buildable lots for green space and community gardening. The garden must be supported with funding for tools, supplies, water, soil testing and education. As other lots become available the neighborhood will move to make more gardens available.

Strategy Implementer:	Beltrami Neighborhood Council
Public Partners:	Gardening Matters, Minneapolis Health Dept.
Contract Manager	Minneapolis Finance Department DFD
NRP Phase II Funds:	$5,191.00
City Goal:	Eco Focused

Strategy 2: Rain Gardens

Strategy Description:
Provide education, materials and training for development of rain gardens through out the neighborhood.

Strategy Implementer:	Beltrami Neighborhood Council
Public Partners:	Storm Water Division Public Works Mississippi Watershed Management Office
Contract Manager	Minneapolis Finance Department DFD
NRP Phase II Funds:	$1,038.00
City Goal:	Eco Focused

Section 5: Implementation Support

Strategy 1: Administrative Support

Strategy Description:
Provide support for administrative costs associated with NRP staff needed to help manage: resident communication and contracts with City Finance or CEE.

Strategy Implementer:	Beltrami Neighborhood Council
Public Partners:	NRP
Contract Manager	Minneapolis Finance Department DFD
NRP Phase II Funds:	$11,700.00
City Goal:	A City That Works

Strategy 2: Personnel Support

Strategy Description:
Provide for neighborhood organizer to manage citizen participation, neighborhood problem solving, finance support, non-profit board development and recruitment, volunteer coordination and grant writing.

Beltrami neighborhood is experiencing a leadership transformation. Many former neighborhood stalwarts have either passed on or no longer have the vitality to function as leaders in the community. The Beltrami Board is an interesting mix of long term representatives and newly elected leaders. Thus organizational history has not been lost but new leaders need development in order for the neighborhood organization to thrive and meet its full potential. Beltrami Neighborhood Council intends to make the very most of the NRP Phase II funds to ensure that the non-profit board will be well positioned when NRP funds no longer exist. The group is especially focused on leadership development, creating a welcoming environment for all volunteers and new board members, and a robust succession planning for successful and timely transition.

Strategy Implementer:	Beltrami Neighborhood Council
Public Partners:	NRP
Contract Manager	Minneapolis Finance Department DFD
NRP Phase II Funds:	$50,869.00
City Goal:	A City That Works

Attachment A **2008 Beltrami Survey Narrative Results**

What do you like **most** about living in Beltrami:

- Location
- It is a neighborhood where children can ride their bike around the block
- Location, good families
- Love NE, proximity to downtown
- It's my home
- Almost always a very quiet neighborhood
- Convenience
- Location
- Close to downtown / diversity
- Location
- Neighbors
- Relatively safe
- Small community
- Diversity
- Location is central and convenient

What do you like **least** about living in Beltrami:

- Run down homes / vacant properties
- It just looks kind of shabby with some bright spots – so much potential exists
- Criminal and other bad elements. Poor driving habits
- Problematic properties & tenants (ex. 315 Buchanan NE)
- Vandalism, people in alleys that are scoping out houses
- Coops are coming to this/these apartments about every 2 weeks
- Vacant houses, garbage in the alleys
- Rental properties that have loud, obnoxious tenants who leave crap all over their lawn. Loud music in cars.
- Wandering kids
- Apartments / run down
- Bad neighbors
- Lacking sense of community / neighborhood involvement
- Noise / vandalism / personal safety at night. Please enforce noise / curfews
- Wandering kids
- Noise

If you could change on thing in Beltrami, what would it be:

- I would try to unite the neighborhood – make sure everyone really knows each other by having functions at various times / days
- Vacant/boarded properties (affects property values and looks terrible)
- Vandalism – more cops around
- Have cops coming to these apartments – maybe have the people move out
- Getting rid of boarded up houses

Attachment A-2

- Getting more respectable neighbors who take care of their properties
- Form a landlord group – to get rental owners to join a membership with other rental owners to better manage their properties
- Make apartment building presentable, looks like the hood
- Go after the drug dealers / loiterers all hours of night
- I'd strengthen the family unit
- Limit pollution and noise
- Availability of programs for youth. Do a survey to find out what the local kids are interested in. Setup youth activity clubs to address interests of youth. Update every 6 months.

<u>Do you plan on living in Beltrami in five years? If not, why?</u>

- If housing market gets better
- Would like to - would like to buy one of the homes still available, yet have a significant student loan, any ideas?
- Yes (8 comments)
- Not sure, will likely live in NE . . . just not sure about my house. I've grown tired of dealing with the poor quality of tenants at 315 Buchanan.
- Depends on how the neighborhood develops, but at this point I wouldn't feel safe raising children here
- No, my house has been for sale for 10 months and won't sell!!
- No, vandalism / alcohol – drug use / boarded houses / noise
- No
- Yes, I would like to buy a home someday

<u>Additional comments/suggestions:</u>

- Any programs where a single adult could rent to own, etc. I have a significant student loan, but am a great gardener and the neighborhood children like me, would love to own a home here ASAP, thanks!
- I'm interested in the NRP. Also, I would like you to be aware that three young men from 721 Buchanan attempted to assault me and destroyed some neighbor's property.
- Buchanan Street NE from E Hennepin to Broadway has degraded in last couple of years. Boarded, vacant properties, increased gang graffiti, apparent increase in gang member residents
- Things are getting better with the houses now, boarded up. Got rid of lots of bad people in these rentals. Still need to get rid of some of these homes that are boarded up. Living alone is scary sometimes with people loitering who don't live in the neighborhood.
- People hanging out on sidewalk getting high, using drugs and possibly potential trouble. I don't feel safe with them out there or after dark.
- If everyone would pick up in front of the homes and back of their homes, renters and owners alike. Just because some people are renters they should have pride in their home.

Attachment A-3

- 1. I would like to see more programs for families and youth, particularly for pre-teen and teenagers at Beltrami. 2. I would like to have a block or half-block designated for artists and other creative venues.
- I would like to be considered for neighborhood watch. I am home a lot and have a dog. I seem to be one of the only people on my block not afraid to call the police.
- I worry about vacant buildings drawing vandalism and squatting.
- This is a wonderful neighborhood that I wish had even more lighting, though I am pleased it has good light. We also need to keep our kids interested in productive activities. I would be very happy if there was a good frequent bus or Broadway & more frequent 7 days a week bus on Lowry & on the far side of the Quarry up to Wal-Mart. Would be very nice if a buss went into the Quarry parking lot & stopped midway. I rely on the bus. I also have an L on my ID for MN signifying Disabled w/ Limited Mobility. I also have agoraphobia, so really good lighting would be great.

Attachment B

2008 Beltrami Neighborhood Survey Results

Reverse Rank	# of votes			Excellent	Good	Fair	Poor
15	6	A.	Upkeep of homes and yards	2		**12**	3
1	1	B.	Upkeep of businesses	2	6	**7**	1
31	**11**	C.	Upkeep of rental properties and yards	1	3	**7**	6
0	0	D.	Public transportation	5	4	**7**	
6	3	E.	Amount of street lighting	1	**7**	3	6
18	**6**	F.	Availability of programs for youth	3	1	**6**	4
3	1	G.	Amount of green space	2	**6**	5	4
5	2	H.	Traffic (parking, speed, flow)		4	**6**	2
8	4	I.	Personal safety		6	**7**	1

				Major Problem	Problem	Not a Problem
13	5	J.	Graffiti	3	**8**	4
16	7	K.	Vandalism	3	**13**	
34	**13**	L.	Vacant & boarded up properties	**9**	5	1
15	6	M.	Alcohol & drug related problems	1	**11**	2
0	0	N.	Traffic noise	2	6	**9**

4. Demographics

A.	Less than a year	2
	1 - 3 years	4
	4 - 5 years	0
	6 - 10 years	4
	11 or more years	7
B.	Homeowner	11
	Renter	6
	Landlord / business person	2
C.	Under 12	2
	13 – 20	4
	21 – 30	10
	31 – 50	12
	51 +	5
D.	Single female parent w/ child	2
	Single male parent w/ child	1
	Couple with children	1
	Single adult	8

	Couple without children	1
	Unrelated adults	3
	Other	0
E.	African American	0
	East African	0
	White	13
	Hmong	0
	Latino	0
	Some other race	1
	2 or more races	2
	Other Asian / Pacific Islander	0
	American Indian / Alaska Native	1

Attachment C-1

2010 Beltrami Neighborhood Interview Results

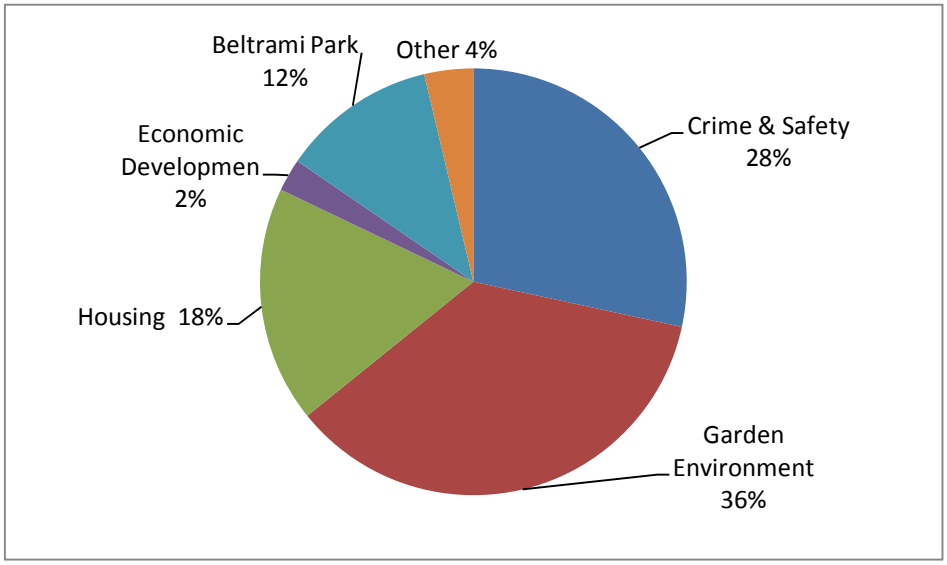
Narrative and Numbers:

Of the approximately 475 households in Beltrami Neighborhood 146 households were interviewed over the course of a 16 week period from March 1st to June 1st 2010. Interviews were open-ended and unscripted. The neighborhood organizer and various Beltrami Neighborhood Council Board members door knocked most blocks together at least once. Other times the neighborhood staff door knocked alone and did follow up phone interviews after community meetings. Every building in the neighborhood was canvassed at least once and in many cases more than once. Two apartment complexes would not allow entry despite contact with the apartment caretakers thus skewing these results away from multiple unit apartment dwellers due to lack of access. These results show the top two concerns for each resident interviewed.

Garden & Environment	Crime & Safety	Housing	Beltrami Park	Economic Development	Other
58	46	29	19	4	6

Garden and Environment concerns included water remediation, soil contamination, and destruction of the community garden by MNDOT in 2007 due to the 35W bridge collapse and air pollution from the vehicle exhaust. Crime and safety concerns focused on some problematic landlords who do not screen tenants and on child safety due to the fact that 2 level 3 sex offenders live in this small neighborhood and one is a pedophile. Housing concerns revolved around lack of funds to fix properties and run down houses or abandoned houses. Beltrami Park issues including the lack of summer staff hours, no supervision of children at the wading pool, and pick-up games of soccer whereby the players do not pick up after themselves. Economic development is primarily a concern of the business owners who cannot sell their businesses but one resident wishes to see expanded job opportunities in the neighborhood. Other concerns were litter and bicycle safety and paths.

Attachment C-2



Demographics of those interviewed

Total	Caucasian	Hispanic	African American	Native American	Asian American	Arab American
146	122	4	7	3	8	2

Homeowners: 123 Tenants: 23