

**HARAMBEE  
GREAT  
NEIGHBORHOOD  
INITIATIVE**

*I'm In!*

# Harambee Neighborhood Improvement District

City Planning Commission Hearing  
Monday, November 7<sup>th</sup>

# Haramabee

## A Neighborhood “Pulling Together”

- Housing
  - Historic Homes
  - Quality Craftsmanship
- Organized residents
  - Multiple neighborhood associations and block clubs
- Strong cultural history
- Inclusive & Diverse

# Haramabee Great Neighborhood Initiative

- Convened in 2007, following the investment of a \$75,000 planning grant from LISC, to create the Harambee Neighborhood Action Plan
  - Received investment by Thrivent Lutheran of 1.5 Million to enact
  - Supported by \$800,000 in additional investments
- Reconvened in 2011 in neighborhood retreat at Mt. Zion Church

# Current HGNI Members

## Inner City Redevelopment Corporation



## Cluster II Block Club



# Neighborhood Action Plan

1. Neighborhood Pride
2. Housing Market
3. Physical Conditions
4. Health & Environment
5. Leadership Development
6. Community Connections
7. Employment & Workforce Development
8. Public Safety
9. Arts & Culture

# Priority #3: Improved Physical Conditions

- Outcome: Existing Residents have the commitment and means to maintain and improve their homes.
- How:
  - Explore a Tax Incremental Financing (TIF) District
  - Start a Revolving Home Loan Fund
  - Explore a Targeted Investment Neighborhood (TIN)
  - Establish volunteer programs to do help with minor repairs
  - Explore a Neighborhood Improvement District (NID)

# Neighborhood Needs

- Resources are lacking
- Funds for programs have declined
- Demand for programs has increased
- Homeowners have little to no equity/are underwater
  - Residents have a hard time qualifying for loans
- Area hit hardest by foreclosure crisis:
  - 310 City Owned Foreclosures in District 6 in 2014
  - Property values declined

# Current Resources

- Targeted Investment Neighborhood Loans:
  - 20 resident have applied. Only about 5 have been approved and received the loan.
  - Reasons for denial
    - Bad credit
    - High debt to income ratio
    - Received previous loans from the City
    - Scope too big



# Timeline

- January – March:
  - Work with resident group to draft NID Action Plan
- April-August:
  - Resident Engagement
- November:
  - City Planning Commission Public Hearing
  - City Community & Economic Development Committee Meeting
  - Common Council Approval
- February 2017:
  - Election of NID Board

# Evaluating Support

- Housing Survey Data:
  - 2016: 272 Homes in Harambee & Riverwest north of Burleigh Street in need of external repair
- Housing Resource Fairs
  - 3 Housing Resource Fairs Held in 2015 attended by 700
  - Surveys of attendees revealed need for GRANT funds
- Conduct public outreach
  - Input Sessions (May-August)
    - 10 Public Input Sessions (Mailables sent to all homeowners w/ dates)
    - Attended by 160 Residents
  - Neighborhood meetings
    - 5 Points Neighborhood Association
    - Block Clubs
    - Keefe Avenue Safety Task Force
    - Riverworks Housing Committee

# Evaluating Support

- Door to Door:
  - Weekly canvassing frequently reveals the need for interior repairs by residents
  - Contact with over 300 residents
- Phone Calls:
  - New residents call Riverworks looking for home resources almost weekly.
- Online
  - Facebook: HGNI page, Harambee Neighborhood Group
  - Website: Draft plan posted, comments section available

# Harambee NID

## □ NID Assessment

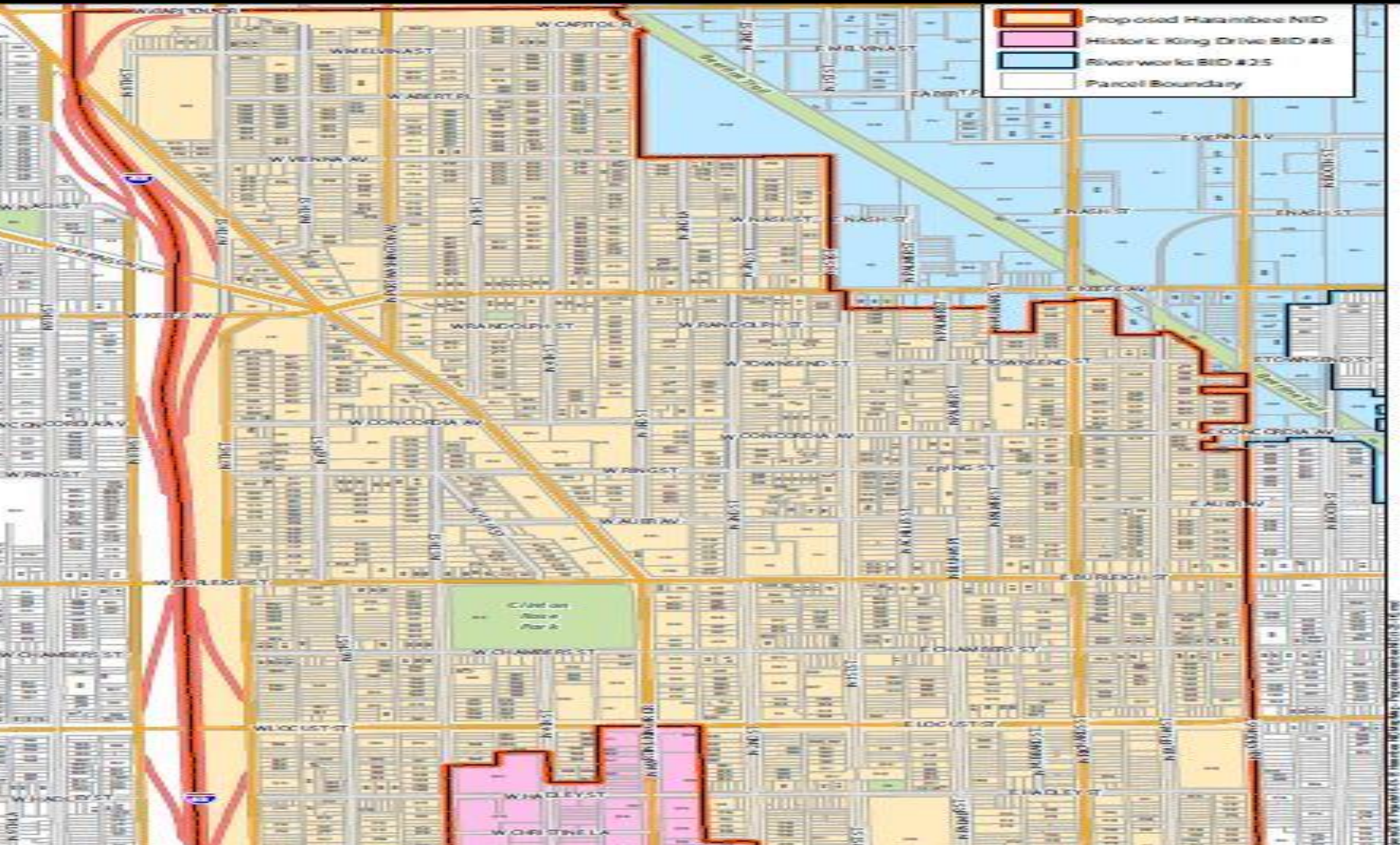
- Each residential property owner contributes \$50/unit
  - Appears as an annual assessment on tax bill
  - All funds are forwarded directly to the NID

## □ **Assessment is fixed**

- An increase would require approval of 75% of eligible voters attending the NID Annual Meeting

## □ Raises approximately \$143,150

# NID Map



# PROGRAM COMPONENTS

## NID FUNDS

Expenditures	
Home improvement grants	\$107,000
NID Administrator	\$28,000
Administrative Costs	\$8,500
Total Projected Uses	\$143,500

Loan of \$20,000 for certified mailing to be repaid in year one

# PROGRAM COMPONENTS

## HOMEOWNER RESOURCES

- Home Repair Grant
  - \$100,000 in fund
  - Leverage other resources
- Enable residents to:
  - Make emergency repairs and improvements
  - Keep homes well maintained
  - Improve homes' appearances

# PROGRAM COMPONENTS

## HOME REPAIR GRANTS

- Every owner-occupant of a residential property is eligible
  - Up to \$10,000 for roofs
  - Up to \$5,000 for other repairs
- Qualifying Improvements
  - Structural repairs
  - Mechanical & electrical systems
  - Energy efficiency
  - Water conservation
  - Code compliance
  - Safety improvements
  - Curb appeal
  - Emergency Winter Repairs: Water Heaters & Furnaces



# PROGRAM COMPONENTS

## NID BOARD OF DIRECTORS

- The NID is managed by a democratically elected Board of Directors
  - Members live in or own property in NID.
  - Efforts will be made to ensure it reflects all areas
  - Elections occur at Annual NID meeting in February
  - Board Duties:
    - Set Policies
    - Approve Grant Applications
  - **Assures Community Control**

# PROGRAM COMPONENTS

## NID ADMINISTRATOR

- Work with NID Board of Directors
- Neighborhood Outreach & Education on the NID
- Assist residents in applying & implementing the grant.
- Strategic implementation of programs
  - Report NID data, outcomes and budget
  - Develop annual operation plan
- Leverage other resources

# Potential Changes in 2017

## □ Sunset Clause:

- NID would need to be reauthorized by residents after 5 years
- NID Board could decide to dissolve the NID at any time.

# THE HARAMBEE NID

## PULLING TOGETHER – TO REBUILD OUR NEIGHBORHOOD

The Harambee NID will

- Respond to residents' needs
- Improve homes and the neighborhood
- Engage the Community

**Questions?**