



Agenda Item:

30B

COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

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Communication

Roll Call

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Resolution Approving the Neighborhood Revitalization Board's Recommendation of Charter Status for the Carpenter/Drake Park, Highland Park and River Bend Neighborhoods.

SYNOPSIS—

At their August 18, 2004 meeting, the Neighborhood Revitalization Board voted to recommend to the City Council that Carpenter/Drake Park, Highland Park and River Bend be reclassified as Charter Neighborhoods effective January 1, 2005, with the acknowledgement that staff will continue to work on neighborhoods commercial projects as directed by the City Council.

FISCAL IMPACT—

None

RECOMMENDATION—

Approval

BACKGROUND—

The Community Development Department recently completed an evaluation of the previously evaluated Designated Neighborhoods in the Neighborhood Revitalization Program. The

Neighborhood Revitalization Program requires that all participating neighborhoods be evaluated every several years to assess the conditions in the neighborhoods and to determine if investments made in the neighborhood have been maintained.

The evaluation of the previously evaluated Designated Neighborhoods (Carpenter/Drake Park, Highland Park and River Bend) consisted of an assessment of the milestones that were approved by the City Council on April 23, 2001 (Roll Call No. 01-1267). This assessment was supplemented by a comparison of the 2001 and 2004 Neighborhood Indicator data, and information from the Neighborhood Finance Corporation (NFC). The neighborhoods were also given a Neighborhood Health Survey, which attempted to gauge the health of the neighborhood and the neighborhood association on a more subjective or anecdotal basis. This information is included as an attachment to the Roll Call for this item.

The milestones that were approved by the City Council in 2001 and the progress that each neighborhood has made towards reaching each milestone are outlined below.

Carpenter/Drake Park

- Existing NIRP (Neighborhood Infrastructure Rehabilitation Program) commitments for sidewalks to be completed.

The NIRP commitments in Carpenter/Drake Park were completed in 2001.

- NFC lending continues through the expanded lending program.

NFC lending has continued in the area, however there has been limited activity in the area due to the small size of the area and the high number of multifamily properties in the area. Between 2001 and 2003, the NFC originated 3 loans for a total investment of \$107,898 (loans and grants). NFC lending will continue in the area under NFC's expanded lending program, including downsizing grants.

- Continued resources to be allocated to the 21st Street downsizing.

NFC downsizing funds will continue to be available in this area.

Highland Park

- Existing NIRP commitments for sidewalks to be completed.

The NIRP commitments in Highland Park were completed in 2001.

- NFC lending continues throughout entire neighborhood.

NFC lending has continued in the neighborhood. Between 2001 and 2003, the NFC originated 70 loans for a total investment of \$4,767,567 (loans and grants). NFC lending will continue in the area under NFC's expanded lending program.

- A commitment of staff and funds for commercial activities is continued.

The Highland Park Streetscape Project will be completed in September 2004. The Highland Park Self-Supported Municipal Improvement District (SSMID) has been established and will begin generating revenue in October 2004 for the operation and maintenance expenses of the streetscape improvements. Staff will continue to provide support for the SSMID and any future expansion of the project.

- NFC will work with Highland Park to increase the visibility of their marketing activities within the *neighborhood*.

Highland Park is and has been one of NFC's most prolific neighborhoods, with over 240 loans and nearly \$13 million invested in grants and loans since becoming eligible for NFC lending.

River Bend

- Existing NIRP commitments for sidewalks to be completed.

The NIRP commitments in River Bend were completed in 2001.

- NFC lending continues through the expanded lending program.

NFC lending has continued in the neighborhood. Between 2001 and 2003, the NFC originated 34 loans for a total investment of \$4,552,410 (loans and grants). NFC lending will continue in the area under NFC's expanded lending program.

- A commitment of staff and funds for commercial activities along 6th Avenue is continued.

The grocery store project has been completed and Top Value Foods has been open for more than a year. The Neighborhood Development Corporation (NDC) has completed renovations on the mixed-use building at 601 Forest and has completely leased the building. NDC has taken control of the 6th & College site and is currently working on Phase One of the redevelopment of the site, which includes the rehabilitation of the Wherry Block building.

Because substantial progress has been made toward the completion of each milestone, it is recommended that Carpenter/Drake, Highland Park and River Bend be reclassified as Charter neighborhoods effective January 1, 2005, with the acknowledgement that staff will continue to work on neighborhood commercial projects as directed by the City Council.

Upon approval of this action by the City Council, it will be forwarded to the Polk County Board of Supervisors for their consideration, as required by the Neighborhood Revitalization Program.