LNA Housing Committee Updates,

November 2022

*Prepared by Sarah Linnes-Robinson, Acting Director*

**Kmart (Lake & Nicollet):** Engagement for the project started in October with an Open House attended by 125-150 neighbors. Outreach in the form of Focus Groups and at specific events will continue. The survey continues through November 30th and has well over 700 responses, so far. Take the survey here:



**PPL and Wells Fargo (31st & Nicollet):** Start of construction is still planned for fall 2023. The pop-off on Sept 15, 5-7 PM to introduce the new businesses to the community brought over 100 neighbors to the site. There was a lot of tension from Somali residents, in particular, that the plan was done and their opinions had not been asked for. There was also concern that the new building would not include a bank. A follow-up informational event was scheduled for Horn Towers at the end of September to make sure residents were aware that the site includes a Wells Fargo branch bank.

**Alliance Housing Update (33rd & Nicollet):** The building is still planning on opening somewhere between December 2022 and January 2023. “Teaching spaces” designed as part of this building are small and present a number of hurdles for their use as teaching spaces. LNA does not have the funding to run an education program out of this site at this time and The Alliance has denied joint fundraising with us to start a program so as of now, educational programs in this building are on-hold.

**New Development Proposal at 3246 Nicollet:**

Victoria Yepez met with the LNA Housing committee to notify them of the purchase of this property and the intent to build housing and place a Liberian restaurant at this location. Timeline—TBD. Reports from neighbors? The site has been cleaned up and it feels much better in the area now that the new owners have taken over site management.

**Burger King (34th & Nicollet):** no news

**South Nicollet Action Center (3537 Nicollet):** While we continue to make interior improvements, the timeline has slowed a bit due to the need to sort masses amounts of archives and pass them to the Hennepin County Library Archivists; we have 9 “history hounds” working on the project with us. We also had set-backs this year due to mechanical failure. An air conditioner went out in September and will need to be replaced next spring, and the rental unit furnace went out last week and will be replaced next week. We are working to see if we can make sue of County funding for construction using used materials to finish some of the storage and privacy needs at the office, and have established a relationship with CEE to access a lighting assessment and free lighting upgrades next year along with smart thermostats.

**3536 Nicollet:** Lane closures and traffic flows are now striped and will continue for another couple of months. Two more stories skyward to go…



**Zion Church:** Zion has closed and sold to Simpson Housing Services. Minutes of community conversations with Simpson can be found on the LNA website at [www.lyndale.org](http://www.lyndale.org) There will be an Open House at some point in early December. Here is what we are sharing in November:

“**Welcoming Simpson Housing Services to Lyndale Neighborhood**

While writing this notice, carpenters and electricians and HVAC installers are buzzing about the former Zion Church building, getting it ready to welcome Simpson Housing staff and guests in early December. Before Simpson officially opens their doors, they want to invite Lyndale neighbors to come tour their new temporary space!

An Open House/House Warming date and time will be announced soon, and its timing will occur post-construction and pre-operation. If you want to receive a special invite to tour the new Simpson Housing Extended Stay Shelter which will be housed at 128 West 33rd Street. To get notifications simply fill out this form [https://forms.office.com/r/cmpXz6YPYp](https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fforms.office.com%2Fr%2FcmpXz6YPYp&data=05%7C01%7Cshorsfield%40simpsonhousing.org%7Cb44621ea2cdc4f5ee3b408dab7997129%7C932723e53e5843008051ee1fa728a0bd%7C0%7C0%7C638024166925774127%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=JV2HU8ILBGyECMPt1NLyl32RH%2BRiMAA97yuhchLPo%2Bc%3D&reserved=0) or call 612.455.0841.

Like a regular house warming, there will be snacks and drinks provided, as well as a chance to talk with current volunteers and to sign up for future volunteer opportunities, including preparing and serving food to guests. We hope you will come and join us at our Open House/House Warming Event!

--Steve Horsfield,

Executive Director, Simpson Housing Services “

**Great Streets Business Façade Grants:**

LNA applied for this funding with the Whittier Alliance and received a $50,000 grant. We began marketing it to businesses in Lyndale this month and just provided our first grant to Marigold for a neon sign at their 35th & Nicollet location!

**LNA Housing Loan Program Updates (repeat info from June 2022):**

There are no loan programs that are still active, but LNA does continue to get a bit of program income from loans made through some older programs that are now closed out (the programs not the loans).

* Lyndale has four outstanding revolving loans and one outstanding deferred loan.
* The four revolving loans have a combined balance of $18,065. Two mature in 2024 and one each matures in 2025 and 2028. The average amount returned to the Lyndale plan over the last couple of months has been a little over $500 per month.
* The deferred loan has a balance of $2,097 and matures in 2027.
* The $13,700 that you all returned last November, still sits (at the City) in the Develop Housing strategy. I have notes that you all were going to do a plan mod on those funds to move them into admin, but I think you put a kibosh on that plan. But they're still available to contract through that strategy or to reallocate to another strategy and contract them through there.

**Park Dedication Fee Information (repeat info from June 2022): :**

Here is what I remember, but to verify the fact you could watch this video and here is the link to the meeting last fall regarding this matter: <https://youtu.be/G1ROw1Huw_I>

* Lyndale had a big chunk of Park Dedication dollars but they were used in the budget for the current reconstruction of Painter Park.
* It is not the neighborhood’s choice when and how these funds are taken and used. But we can track the money (and should) and suggest projects the community is interested in.)
* It is likely they are eyeing new park dedication fees in Lyndale for the splash pad construction and the Lyndale school poll decommissioning slotted for 2025 (my notes say this date, but I remember it being much farther out than this.)
* I do not know the plans for the old pool once it is decommissioned, including who will own the land.
* Affordable housing projects do not pay park dedication fees so much of the new housing being built will not add to these funds.
* Most of the units in the Hall Sweeny property coming in across from the office will contribute to this fund.
* It is a flat amount of money per unit and will result in (off the top of my head) somewhere between $200,000 -$300,000.

**Comments Gathered related to housing and businesses at Annual Meeting 2022:**

**Housing/Infrastructure/Transportation**

Rent diversity X2

* Developers pitch ideas but don’t always come through
* Pedestrian safety–cars not yielding
* Cyclist and pedestrian safety (slow down signs, crosswalks?)
* Walkway ped X 32nd and Lyndale
* Rent control X2
* Abolish anti-homeless architecture
* Have neighborhood groups to support tenants and landlords
* Support unhoused neighbors
* Bike safety
* Moving “no parking” signs back further at the corners of 32nd and 332rd and Blaisdell
* Slow traffic on 35th and 36th
* Real bike infrastructure
* Better walkable infrastructure
* Cyclist/pedestrian safety
* Keep offering parks and rec avenues to share progress and implementation of renovation of Painter Park. Painter Park is a huge asset!
* Encourage walking/cyclist public transportation
* BRT/LRT
* Encourage biking, walking, public transit use
* Abolishing anti-homeless architecture
* More neighbors
* Rent control
* More greenspace
* Share the road
* Homeless people are not illegal!

**Business/job**

* Live/work/music space
* Lynlake support
* Youth actually involved and part of the neighborhood
* Have reps from neighborhoods and businesses come to meeting to talk about their business
* Post/share commercial spaces for rent
* Incentives for businesses that want to move to the area
* How to recruit new businesses to come to Lyndale
* Local access to daily needs
* Encourage teens to apply to jobs in neighborhood; LNA run a class for teens on how to be a good employee
* Love to get those empty storefronts fall
* Highlight new businesses in the neighborhood. Newsletters?
* How do we support new and emerging businesses?
* More community events and opportunities to showcase small businesses
* Smaller modular commercial spaces
* At LNA community dinners have poster from restaurant providing food, location, sample menu, coupons
* Keep businesses area aware of LNA, what we’re about and how we can be a partner to shape and influences decisions affecting Lyndale