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# Lexington-Hamline Community Council: Opportunities

March 9, 2011

Graduate Volunteer Consultants: Kelly Doohen, Huyen Le,  
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# Contact Information



## Consultants

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- John Naughtin: [naugh036@umn.edu](mailto:naugh036@umn.edu)
- Nicholas Robinson: [robin993@umn.edu](mailto:robin993@umn.edu)
- Bharat Umarji: [umarj001@umn.edu](mailto:umarj001@umn.edu)

# Executive Summary



Lexington-Hamline is the oldest community council in St. Paul with a diverse set of residents. The council currently has \$660,000 to direct towards potential projects throughout the community.

## Initial Recommendations

- Establish housing/beautification programs and educate residents about program initiatives
- Provide residents an energy sustainability program including a rebate match
- Improve communications related to online, print and social media
- Reestablish existing LHCC committees
- Expand upon current community events and programs
- **Conduct a focus group in order to leverage residents' insights and ideas**

## Results

- Better quality of life for residents
- Greater community engagement
- Higher visibility and awareness for LHCC
- Long term availability of funds

# Agenda



- Review of Initial Meeting
- Community Development
- Housing Programs
- Beautification Programs
- Community Engagement
- Financial Summary
- Less Viable Options
- Implementation Timeline

# Initial Meeting



## Major Issues Concerning the Board

- Affordable Housing
  - Maintain diversity in the neighborhood in the face of rising prices
- Neighborhood Identity
  - New residents do not know the role of council
  - Most residents only interact with the council/board at a few social gatherings
  - Selby corridor has maintenance and beautification needs
  - Board would like a unifying presence
- Use of Resources
  - A significant sum of money exists from sales of co-op homes the council once owned
  - The board would like direction for the use of these funds in the above stated topics while ensuring availability of funds in the long term



# Community Development

# STAR Grant (Sales Tax Revitalization Program)

The STAR Grant produces a positive impact on neighborhoods by supporting projects that require over \$5000 in assistance.

## **Program Description**

- Program funded by revenue from half-cent sales tax
- Projects and programs must be used for their funded purpose for at least 7 years
- STAR includes two additional programs:
  - STAR Year Round Loan and Grant: for initiatives which have a particular urgency and can't meet the deadline of STAR Grant
  - STAR Culture: must be invested in projects located within the Cultural District

## **Benefits**

- Will enable LHCC to double its financial source for projects
- Beautification and/or construction of residential, commercial and industrial property (including public or private spaces)
- HVAC, energy and security improvements

# STAR Grant (Sales Tax Revitalization Program)

## LHCC Responsibilities/Costs

- Projects need to be matched at least dollar-for-dollar with non-city funds
- Interest is negotiable; no payments due or interest accrued for the first year of the loan

## Contact Information

Michele Swanson

651.266.6574

[michele.swanson@ci.stpaul.mn.us](mailto:michele.swanson@ci.stpaul.mn.us)

Web: <http://www.stpaul.gov/index.aspx?NID=2894>

# Community Fix-Up Fund



The Community Fix-Up Fund is a state-wide program that offers affordable, low-interest fixed rate home improvement loans.

## Benefits

- Improve the quality of homes to attract additional ownership; external projects would go towards the "beautification" of the area

## LHCC Responsibilities

- Assist in buying down the interest rate on the loan to encourage homeowners to rehabilitate and improve their homes

## Costs

- Up to \$500-\$700 to buy down 1% of the loan (depending on the program)

## Contact Information

Brenda Yaritz, Loan Officer, CEE

612.335.5891

[www.mnhousing.gov/consumers/home-owners/HomeImprovementLoans/index.aspx](http://www.mnhousing.gov/consumers/home-owners/HomeImprovementLoans/index.aspx)



# Housing Programs

# Closing Cost Assistance



Allows community councils to provide a 3-year forgivable loan to residents moving into the community.

## **Benefits**

- Addresses the issue of creating affordable housing for people to move into the area
- Homeowners are more invested in the community than renters generally; if the residents move within 3 years, the loan is due

## **LHCC Responsibilities**

- Coordinate with CEE (Center for Energy and Environment) on setting up the program
- Need to communicate program to realtors

## **Costs**

- \$2500 for closing cost assistance
- \$400 to the CEE (program administrators)

## **Contact Information**

Brenda Yaritz, Loan Officer, CEE  
612.335.5891

# Community Land Trust



Established low-income housing initiative for the I-94 corridor area including Lex-Ham.

## **Benefits**

- An additional option for providing low-income housing
- A grant for assistance and rehabilitating a home
- The land is owned by the trust and leased to owner of house for future use to low-income families

## **LHCC Responsibilities**

- Facilitator for the land trust and potential home owners to identify distress homes or potential low-income housing

## **Costs**

- LHCC would not be responsible for any additional housing costs

## **Contact Information**

Rondo Community Land Trust Executive Director

Greg Finzell

651.221.9884



# Beautification Programs

# Beautification Programs



- Loan Programs
  - City Living
  - Community Neighborhood Housing Services
  - Housing Resource Center
- Consultations
  - CEE
  - Architectural Design Services
- Energy Rebate
- Landscape Rehabilitation
- Remodeling/Beautification Fair

# City Living



Two established programs run through the City of Saint Paul that focus on home improvements for Saint Paul residents that LHCC can use.

## Loan Description

- Provides 4% maximum \$35,000 loan for credit worthy middle income families, and deferred 0% interest maximum \$25,000 loan for low-income families. Repayment ranges from 20 – 30 years for 4% loan and 0% loan is forgiven after 30 years of continuous residence.
- Eligible improvements include room addition, new garage, furnace/air conditioning installation, roof replacement, new exterior paint, siding, upgrade or replace electrical wiring, septic system repairs, plumbing repairs, energy conservation improvements, accessibility improvements

## Benefits

- Provides funds for individual home interior and exterior renovations

## LHCC Responsibilities

- Communicate program to residents via LHCC communications
- Coordinate with City Living program for facilitator role

## Costs

- No cost associated with programs for LHCC

## Contact Information

Tchu Yajh

651.266.6592

[Tchu.Yajh@ci.stpaul.mn.us](mailto:Tchu.Yajh@ci.stpaul.mn.us)

Web: [www.cityliving.org](http://www.cityliving.org)

# Community Neighborhood Housing Services



Lex-Ham can utilize this established nonprofit organization with home improvement loan programs for low-income households as an alternative to the City Living program.

## Loan Description

- Home owner must have equity in the property, income must at or below 80% of median, reasonable credit history, and ability to repay loan
- Eligible for mandatory rehab problems such as furnaces, exterior painting, and roofs

## Benefits

- Focused on low income home owners

## LHCC Responsibilities

- Communicate program to residents via LHCC communications
- Coordinate with CNHS for role as facilitator and recommendations

## Costs

- No additional cost to LHCC
- Residents responsible for loan application and terms

## Contact Information

Community Neighborhood Housing Services

651.292.8710

[cnhs@communitynhs.org](mailto:cnhs@communitynhs.org)

Web: [www.communitynhs.org](http://www.communitynhs.org)

# Housing Resource Center



Two established programs that focus on home improvements that Lex-Ham residents can use.

## **Loan Description**

- Interest bearing loan of 20 year term for maximum of \$35,000. Deferred/forgivable loan of 30 year term of maximum of \$15,000 with potential of \$20,000 for accessibility and lead abatement
- Eligible to credit worthy and moderate to low income households
- Eligible improvements for all home improvement except luxury items

## **Benefits**

- Loan program is not tied to government spending which is currently under scrutiny and could change in the very near future
- Focused on home owner rehabilitation

## **LHCC Responsibilities**

- Communicate to residents via LHCC communications
- Coordinate with Housing Resource Center for recommendations

## **Costs**

- No additional cost to Lexington-Hamline Community Council
- Residents responsible for loan application and terms

## **Contact Information**

Laura Bostad  
651.228.1077

[lbostad@gmchousing.org](mailto:lbostad@gmchousing.org)

Web: [www.housingresourcecenter.org](http://www.housingresourcecenter.org)

# Consultation - CEE



LHCC and CEE would partner to make the services of a home remodeling advisor available.

## Benefits

- Free (to residents) professional consultation
- Residents are not sure where to start; the consultation will help with the steps
- Provide knowledge of renovations, additions, or new garage
- Provide insight into contractor bidding
- St. Louis Park already has established program to model after
- Encourage homeowners to look into options for improvement

## Costs

- Approximately \$300 per visit

## Contact Information

Center for Energy and Environment

612.335.5858

[www.mncee.org](http://www.mncee.org)

# Consultation - Architectural Design Services



LHCC would partner with AIA Minnesota chapter for architectural design services for residents. Residents will contact 2-3 architects from list to set-up 5-10 minute phone interview. After choosing an architect from phone screening, an in-home consultation is scheduled.

## **Benefits**

- Residents exposed to professional, licensed architects for renovations or additions
- AIA architects are current with building codes, city ordinances, and new materials
- Established program from St. Louis Park for model
- Provide 2 hour design consultation from an approved list of residential architects
- In-home consultation will discuss options, ideas for project, and the process of working with architect

## **Costs**

- Provide \$250 for the consultation to ensure no costs for residents

## **Contact Information**

Beverly Hauschild-Baron

612.338.6763

[www.aia-mn.org](http://www.aia-mn.org)

# Energy Rebate Match



Utility companies offer rebates for the purchase of energy efficient appliances such as heating, A/C, dryers, etc.

## **Benefits**

- Incentivizes energy improvements in the area
- Financial savings in the long run to the residents from reduced energy bills
- Energy companies have established programs
- No cost for residents

## **LHCC Responsibilities**

- Can contribute a partial match of the rebate to encourage residents to invest in appliances

## **Costs**

- Costs vary according to utility companies and efficiencies met
- 100% match of utility companies rebates ranging from \$200 - \$350

## **Contact Information**

Xcel Energy and CenterPoint Energy

# Landscape Rehabilitation



LHCC would help 5-6 individual residents per year with landscape projects for their street-facing-yard to promote community beautification.

## **Benefits**

- Community beautification for select homes to develop areas of interest and create community involvement
- Designs would be focused on barrier free design for accessibility and walk-ability for the community
- Residents have more connection to each other with labor assistance for program

## **LHCC Responsibilities**

- LHCC could contribute funds for materials and labor to residents who apply
- LHCC would provide funds based on plan to start with Selby Avenue and work from this hub

## **Costs**

- Costs include exterior improvements and is estimated at \$3,000 (max) per house
- Costs can be reduced by encouraging community involvement (free labor)

# Remodeling/Beautification Fair



On an annual basis, pick 4-6 homes that have invested time/money into improvements and have the community tour those homes. Homeowner, architect and/or contractor would be there to explain the changes.

## **Benefits**

- Becomes a source of pride for those that invest
- Other residents will have the opportunity to see work that has been done and learn how they could do it at their home

## **LHCC Responsibilities**

- Organize the fair through the residents and their contractors

## **Costs**

- Minimal; often times the contractors are willing to pay in order to advertise their work to the residents that show up



# Community Engagement

# Community Engagement



- Programs
  - Youth Snow Removal/Lawn Care Program
  - Home Energy Squad Workshops
  - Adult Sport Leagues
- Events
  - Seasonal Contests
  - Volunteer Events
  - Social Events
- Committees
- Marketing/Communications
  - Website
  - Social Media
  - Print
  - Electronic Mailing
  - Advertising

# Youth Snow Removal/Lawn Care Program



Provides an opportunity for young adults within the community to come together and assist with residents' snow removal or lawn care needs.

## **Benefits**

- Encourages residents to support a local program and get to know the children within the Lex-Ham community
- Develops young entrepreneurs and provides youth with an opportunity to work together in a business setting
- Offers affordable assistance to aging residents within the neighborhood

## **LHCC Responsibilities**

- Determine interest by reaching out to residents with young adults interested in participating in the program
- Support the program by promoting to local residents (i.e. have a section of the website dedicated toward the program with a sign-up list available)

## **Costs**

- Costs associated with the labor would be incurred by the residents

# Home Energy Squad Workshops



Provides residents with home energy savings through the installation of energy efficient products, consultation for additional energy saving opportunities, and assistance with financing and rebates.

## Benefits

- Measures will save residents an average of \$192 annually on energy bills
- Allows residents to “be green” while also becoming better educated about energy efficient procedures
- Opportunity to help Lex-Ham become a more energy efficient community
- Residents who attend a workshop and schedule an Energy Squad visit can qualify for up to \$650 in rebates for insulation, air sealing, and heating system improvements

## LHCC Responsibilities

- Promote program and workshops to residents via LHCC communications
- Connect with the Neighborhood Energy Connection to see if Lex-Ham could negotiate a group discount



## Costs

- Costs for Energy Squad visits would be incurred by the residents
- Individual visit costs range from \$50-\$80 (includes labor and materials)
- Residents will receive a \$30 discount on a Home Energy Squad visit if attending a free Workshop

## Contact Information

624 Selby Avenue; St. Paul, MN 55104

651.328.6220

[http://www.thenec.org/home\\_energy/index.php?strWebAction=article\\_detail&intArticleID=510](http://www.thenec.org/home_energy/index.php?strWebAction=article_detail&intArticleID=510)

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# Adult Sport Leagues



Allows residents to socialize with one another through participating in adult sport related events.

## Benefits

- Residents will have the opportunity to get to know one another by competing with fellow neighbors
- Encourages people to have fun and be active

## LHCC Responsibilities

- Determine resident interest in forming Lex-Ham sport leagues (team captain will be responsible for majority of team responsibilities)
- Alert Lex-Ham community about leagues available
- Recognize league accomplishments in Lex-Ham communications

## Costs

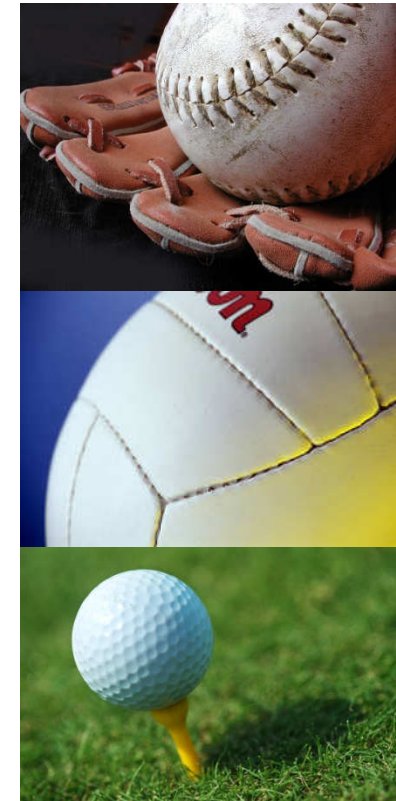
- LHCC could cover registration costs associated with leagues (varies according to sport)
- LHCC could cover all or a portion of the costs for team t-shirts

# Adult Sport Leagues



## Contact Information

- Softball  
**City of St. Paul**  
1500 Rice Street; St. Paul, MN 55117  
651.558.2255; [muni@ci.stpaul.mn.us](mailto:muni@ci.stpaul.mn.us)  
<http://www.stpaul.gov/index.aspx?NID=280>
- Volleyball/Boot Hockey  
**Park Place Sports Bar**  
200 Broadway; St. Paul, MN 55071  
651.459.9018; [tim@parkplacesportsbar.com](mailto:tim@parkplacesportsbar.com)  
[www.parkplacesportsbar.com](http://www.parkplacesportsbar.com)
- Golf  
**Como Golf Course**  
1431 Lexington Pkwy N; St. Paul, MN 55103  
651.488.9679  
[www.comopark.com/golf/](http://www.comopark.com/golf/)  
  
**Highland National**  
1403 Montreal Ave; St. Paul, MN 55116  
651.695.3774  
[www.golfstpaul.org/Minnesota-Highland-National-Gol1.html](http://www.golfstpaul.org/Minnesota-Highland-National-Gol1.html)



# Seasonal Contests



Create fun events and contests focused around each of Minnesota's seasons (i.e. pumpkin carving, snowman, garden, holiday lights/decorations).

## Benefits

- Encourages residents to get out and walk around the neighborhood to view contest entries
- Allows community to socialize and get to know one another, as well as the LHCC neighborhoods
- Contests offer kid-friendly activities

## LHCC Responsibilities

- Determine residents' interest and what contests to hold
- Promote events/contests via LHCC communications
- Incorporate awards with other major events (i.e. Spaghetti Dinner)

## Costs

- Award prizes for each contest (i.e. \$100 per season either for 1<sup>st</sup> place; divided between 1<sup>st</sup> – 3<sup>rd</sup> place)



# Volunteer Events



Create opportunities for residents to participate in volunteer activities related to charitable causes or Lex-Ham neighborhood improvements.

## Examples

- Habitat for Humanity –St. Paul Chapter
- Big Brother/Big Sister Programs
- Adopt a Park (or community area) –residents/blocks are encouraged to adopt a section of the Lex-Ham community to “keep it clean” year-round
- Neighborhood Spruce-Up – residents can help toward the beautification of Lex-Ham through gardening, painting, etc.
- Community Garage Sale – volunteer to organize and collect items from residents (fund-raising opportunity)

## Benefits

- Allows residents to get involved and give back to local charities and their neighborhood
- Provides a social atmosphere where residents get to know one another, as well as the activities Lex-Ham organizes

## LHCC Responsibilities

- Determine interest for volunteer activities and promote through LHCC communications
- May need to provide equipment depending on volunteer activity
- Organize meals (whether Lex-Ham or residents supply the food) for events lasting more than a few hours

## Costs

- Anything related to materials needed for volunteer events

# Social Events



Offer events focused entirely on the Lex-Ham residents, creating fun events that can become annual occurrences.

## Examples

- If strong interest and attendance, continue to hold Ice Cream Social and Spaghetti Dinner
- Block Potluck –each neighborhood block would bring a food item to share
- Cultural-focused events –with a rich diverse group of residents, a couple events a year could focus on a specific culture (food, décor, activities, etc.)
- Yoga in the Park – work with local yoga studio to provide a free yoga event for residents and encourage an active lifestyle (may help the studio also bring in new customers)

## Benefits

- Events are focused around residents' interests and allow them to socialize with fellow neighbors
- Variety of events can peak the interests of many different residents and generate high engagement

## LHCC Responsibilities

- Need to determine event interests and coordinate leaders/volunteers
- Promote events via LHCC communications

## Costs

- To drive attendance, have some events free to members (and don't solicit for donations); this would require LHCC to cover costs associated with food, venue space, etc.
- Costs vary according to event and attendance numbers

# Committees



Encourage residents to take on leadership roles by developing and empowering committees to handle activities and responsibilities associated with their functional roles.

## **LHCC Responsibilities**

- Reestablish the committees previously formed by LHCC (i.e. Crime Prevention, Communications, Events, Housing)
- Establish strong leaders for each committee (preferably not a board member) to bring in new residents and ensure committee responsibilities will be effectively carried out
- Charge Finance committee with exploring sources of funding (i.e. grants/loans)
- If expressed interest, look to add additional committee focused on Environment, “Green”, Recycling, Beautification, etc. (only pursue after above mentioned committees have been established)
- With large responsibilities delegated to each committee, LHCC should attempt to have different people on each committee (i.e. “Tom” is not the leader for both the Events and the Communications committee)

# Website



Improvements in marketing and communication materials will help increase awareness of LHCC and the benefits the organization provides, increase resident engagement/involvement, and help generate additional community leaders.

## Recommendations

- Provide an up-to-date calendar of events (preferably in calendar format –with descriptions available via link); if possible, provide separate calendars for meetings and events
- List up-to-date board and committee members, as well as descriptions of roles and responsibilities; reach out to residents for filling committee/board positions (post individual photos of each member)
- Provide blocks with individual sections to display photos, events, block leader information, etc.
- Upload photo album featuring residents, events, contests
- Incorporate a link for accepting LHCC donations online
- Allow visitors to sign up for e-newsletter via entering their email address (do not say “email \_\_\_\_ to sign up”)
- If applicable, provide links directing visitors to social media sites
- Display information about Lex-Ham –demographics of residents, local businesses, map, hours of operation, etc.
- Have a section applicable to residents needs (i.e. info. on housing loans, snow emergency routes, etc.)
- Contact form where residents can anonymously and easily voice opinions/feedback

Today ◀ ▶ **March 2011** ▼ Print Week Month Agenda ▼

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	Mar 1	2	3	4	5
		6:30pm Commu	6:30pm Advanc			
6	7	8	9	10	11	12
				1:30pm Longfe		
13	14	15	16	17	18	19
	6:30pm Neighb			7pm Board of		
	<a href="#">+2 more</a>					
20	21	22	23	24	25	26
	7pm Environm					
27	28	29	30	31	Apr 1	2

Events shown in time zone: Central Time Google Calendar



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**District 10 Como Community Council**

(651) 644-3889  
M-F 10-12  
Sun 12-4

Like

**District 10 Como Community Council** Just a reminder that registration forms for the 10th Annual Neighborhood Garage Sale must be submitted by Friday, April 29th! Space is limited, so click below to register now.

**DISTRICT 10 NEIGHBORHOOD GARAGE SALE**

**District 10 - 2011 Neighborhood Garage Sale**  
www.district10comopark.org  
The 2011 District 10 Neighborhood Garage Sale is set for Saturday,

184 people like **District 10 Como Community Council**.



# Social Media



Utilize social media (i.e. Facebook/Twitter) to provide an additional outlet for residents to receive communications. Also provides residents a forum for discussing topics of their choice and interacting with others in their community.

## Recommendations

- Majority of content will be similar to info on website (events, photos, discussion topics, etc.)
- Incorporate social media accounts into website to drive fans/followers
- Look at other districts to see how they utilize social media (see below for examples)

## Examples

- **Longfellow (MPLS)**
  - Facebook: <http://www.facebook.com/pages/The-Longfellow-Community-Council/195539425265?v=info&ref=ts>
  - Twitter: <http://twitter.com/LongfellowCC>
- **Waite Park (MPLS)**
  - Facebook: <http://www.facebook.com/waitepark>
  - Twitter: <http://twitter.com/waiteparkcc>
- **Saint Anthony Park (STP)**
  - Facebook: <http://ja-jp.facebook.com/pages/St-Anthony-Park-Community-Council-District-12/91469139231>
- **Macalester Groveland (STP)**
  - Facebook: <http://www.facebook.com/group.php?v=wall&viewas=0&gid=91676075298#!/group.php?gid=91676075298&v=wall>
- **Como Park (STP)**
  - Twitter: <http://twitter.com/D10ComoPark>

# Printed Materials



## Recommendations

- Move away from using printed materials for large amounts of information such as president announcements, meeting minutes, mission statement, etc. (this information should only be available on the LHCC website or social media outlets)
- Survey residents to see if Eavesdropper information is desired on a regular basis and if so, look to distribute via email-newsletter only
- Utilize print materials for small pieces of information (i.e. event invitations)
- Once website is complete, send residents small postcard sized notification about the new website and how to sign up for Eavesdropper via online e-newsletter link

## Costs

- Moving the Eavesdropper to an email format will reduce printing costs



# Electronic Mailings



## Recommendations

- Transition Eavesdropper to an electronic mailing format only
- Limit e-newsletter delivery to once a month
- If additional email or information is needed to be sent out to residents, limit to two emails a month MAX –which includes the Eavesdropper (any more than this and subscription numbers will decrease as residents view LHCC emails as “spam”)
- Shorten the amount of content in emails sent to subscribers (viewers have a limited attention span – utilize email for “need to know” information)
- Create a simple and clean email template to provide subscribers an easy reading format without the need to cipher through clutter
- Schedule emails to send on a regular basis so residents know when to expect information (i.e. the Eavesdropper is sent out the first Tuesday morning of every month)
- Avoid sending emails anytime after 4pm or on a Thursday or Friday (these times tend to have low click-through rates and a higher chance of being deleted)

# Advertising



## Recommendations

- Update advertising throughout the Lex-Ham community (i.e. lamppost banners, signs, etc.)
- Create a specific “look and feel” for LHCC communications and incorporate into advertising mediums (i.e. certain colors/fonts associated with LHCC and use consistently with all communications and advertising; allows residents to become familiar with LHCC brand and easily recognize it)
- Keep neighborhood banner signs simple with only listing the Lex-Ham District and listing LexHam.org (drive residents to the website)
- Connect with local businesses to see if they would allow Lex-Ham to advertise outside of store front, such as window displays (LHCC could create special window clings for store owners which indicate they are a proud business of the Lexington Hamlin district)
- Connect with apartment complexes to see if advertising for LHCC would be permitted
- Provide board and committee members with LHCC apparel to be worn at all events, increasing residents’ awareness of their leaders and promoting Lex-Ham to passersby

## Costs

- Printing costs would be associated with street/lamppost banner upgrades (costs vary according to size, quantity, color, etc.)
- Apparel costs would vary according to staff/volunteer numbers



# Financial Summary

# Summary of Costs



Program	Approximate Cost	Unit
Star Grants	\$2500+	Per project
Community Fix-Up Fund	\$500-\$700	Per project
Closing Cost Assistance	\$2900	Per home purchase
Consultation - CEE	\$300	Per visit
Consultation-Architectural Design Services	\$250	Per consultation
Energy Rebate Match	\$200-\$350	Per household
Adult Sport Leagues	\$150	Per team
Seasonal Contests	\$100	Per season
Social Events	\$500	Per event
Printed Materials	\$1000	Per year
Advertising	\$3000	Lump sum

# Financial Models



Date	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
Beginning Balance	\$ 660,000	\$ 722,100	\$ 712,521	\$ 707,446	\$ 695,021	\$ 684,571
+ Investment Growth	\$ 104,300	\$ 39,716	\$ 39,189	\$ 38,910	\$ 38,226	\$ 37,651
- Disbursement for Ops	\$ (29,700)	\$ (32,495)	\$ (32,063)	\$ (31,835)	\$ (31,276)	\$ (30,806)
- <i>Disbursement for Good Works</i>	\$ (12,500)	\$ (16,800)	\$ (12,200)	\$ (19,500)	\$ (17,400)	\$ (18,900)
<b>=Ending Balance</b>	<b>\$ 722,100</b>	<b>\$ 712,521</b>	<b>\$ 707,446</b>	<b>\$ 695,021</b>	<b>\$ 684,571</b>	<b>\$ 672,517</b>
% Annual Change	9.4%	-1.3%	-0.7%	-1.8%	-1.5%	-1.8%
Compound Annual Growth Rate	9.4%	3.9%	2.3%	1.3%	0.7%	0.3%

Date	FY2017	FY2018	FY2019	FY2020	FY2021
Beginning Balance	\$ 672,517	\$ 667,242	\$ 654,614	\$ 643,360	\$ 637,794
+ Investment Growth	\$ 36,988	\$ 36,698	\$ 36,004	\$ 35,385	\$ 35,079
- Disbursement for Ops	\$ (30,263)	\$ (30,026)	\$ (29,458)	\$ (28,951)	\$ (28,701)
- <i>Disbursement for Good Works</i>	\$ (12,000)	\$ (19,300)	\$ (17,800)	\$ (12,000)	\$ (12,000)
<b>=Ending Balance</b>	<b>\$ 667,242</b>	<b>\$ 654,614</b>	<b>\$ 643,360</b>	<b>\$ 637,794</b>	<b>\$ 632,172</b>
% Annual Change	-0.8%	-1.9%	-1.7%	-0.9%	-0.9%
Compound Annual Growth Rate	0.2%	-0.1%	-0.3%	-0.3%	-0.4%



# Less Viable Options

# Less Viable Options



## Common Trash Removal

- Reducing the number of trash removal providers that are present in Lex-Ham
- LHCC would have to become an association for all of its residents to coordinate this program
- For additional information: <http://sapcc.org/singlehauler>

## Art Fair

- Highlight the talents of local artists
- Art Fairs revolve around local businesses and there aren't many in Lex-Ham

## Community Center

- Build new community center for residents, creating a center for the neighborhood
- Council would need to engage architect for planning, project management, design, and contractor bidding
- Excessive cost without guarantee of use from residents
- Building construction for 5,000 square foot building between \$500,000 to \$700,000 (not including land purchase, site development, or maintenance/upkeep costs)

# Less Viable Options



## **One-Time Capacity Funding**

- LHCC can apply for a one time \$25,000 grant where consultants come in and assess the organization going forward
- Able to receive professional advice if none of our ideas come to fruition
- No costs but should not be used now

## **Contact Information**

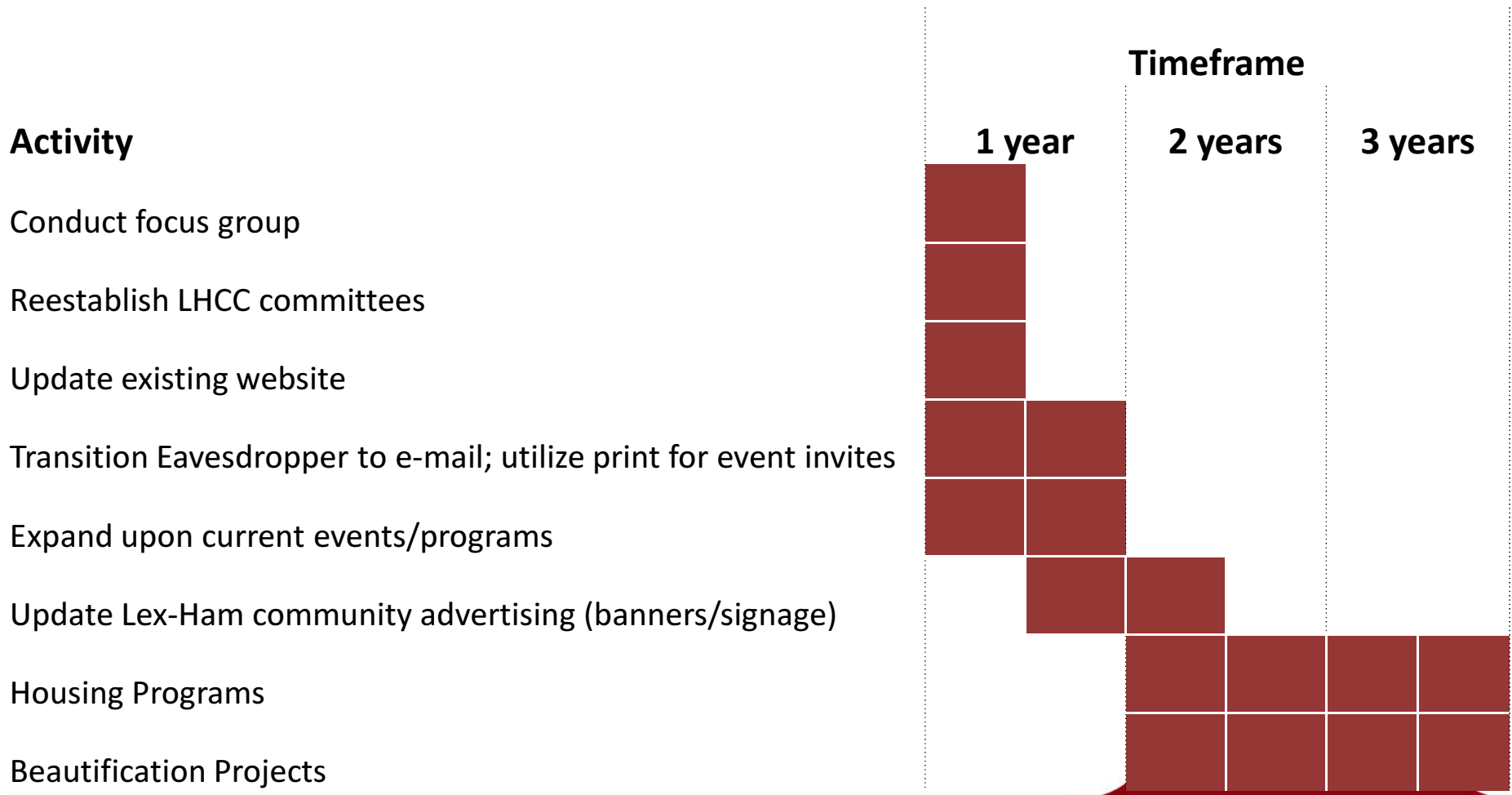
Jerry Timien

St. Paul Foundation

## **Project Redesign**

- Redesign generally looks at merging non-profits that don't appear to be sustainable; would pool funding from various organizations and then have the size to warrant consideration for funding from big organizations like United Way, etc.
- Possible way to maintain positive impact on community if the Council can't sustain itself going forward

# Implementation Timeline



# Conducting a Focus Group



## Components

- Objective: to create an open discussion with residents in order to develop an understanding of participants' current awareness of Lex-Ham, reactions/suggestions toward community events, and preferred methods of communication
- Participants: 8-12 residents (provides an informal environment with the opportunity to gather information from each individual); majority of participants should be non-active residents including business owners, renters, home owners, etc.
- Facilitator: allow one person to facilitate the meeting and ask questions; other members should be present only to take notes or observe

## Appendix B

# Focus Group Discussion Guide



### Introduction:

- Round-the-table introductions
- Mention how information will be used
- Casual, relaxed, informal environment
- No right or wrong answers; be honest and tell the truth
- Discussion rules
  - Talk one at a time
  - Don't dominate the discussion
  - Talk in any order

### General Attitudes toward Lexington-Hamlin Community Council

- What would you say are the main responsibilities of the Lex-Ham Community Council?
- What activities/programs has Lex-Ham done that you like?
  - What would you like to see improved?
- How are you alerted about things going on in Lex-Ham?
  - Do you find these communications effective?
  - Why or why not?
- What is your preferred method of communication (email, print, phone, website, social media)?
- What would you say is your current level of involvement with Lex-Ham?
  - Are you interested in being more involved?
  - What would encourage you to want to take an active role with the council?

# Focus Group Discussion Guide



## Attitudes toward Lex-Ham events?

- To your knowledge, what are some of the events Lex-Ham currently organizes?
- What are your feelings about these events?
  - Likes/dislikes?
- Have you attended these events in the past? Why or why not?
- Which event would you most like to see continued for 2011?
- What types of events would you like to see incorporated more into the Lex-Ham event calendar?
  - Volunteer/Cleanup focused
  - Neighborhood focused
  - Informational focused
  - Social focused
- Do you have specific ideas or examples of events?

## Reactions to Proposed Event Ideas:

- Would you be interested in participating in neighborhood volunteer activities (i.e. sprucing up public areas, Habitat for Humanity)? Why or why not?
- Would you be interested in joining a neighborhood league (softball, kickball, golf, etc.)?
  - Why or why not?
  - If Lex-Ham covered registration fees?
- Would you be interested in seeing more neighborhood/resident contests (snowman, Christmas lights, pumpkin carving)? Why or why not?

## Conclusion:

- Thank attendees for their time
- Reminder of how their input will be used