



## Education and Housing Equity Project Records.

### **Copyright Notice:**

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit [www.mnhs.org/copyright](http://www.mnhs.org/copyright).

east residents spoke in favor of the bill.

Kahn's bill says, "A state or local agency may not issue a permit for construction or operation of a metal materials shredding project with a processing capacity in excess of 20,000 tons per month that would be located in the Mississippi River critical area..." The critical area is the federal Mississippi National River and Recreation Area,

Colleen Halpine, AIS environmental manager, said the proposed bill is "unfair and premature." In 1994, the legislature required AIS to review the Kondirator's environmental effects. Halpine said AIS has spent two years and "hundreds of thousands of dollars" on that review. The bill would stop the Kondirator before the MPCA de-  
**KONDIRATOR**  
—turn to page 3

# White tiger brings snow: students make poems

by Mike Anderson

Here's the real story behind our ferocious Minnesota winter:

*A white tiger leaps from his snow cage.  
His teeth are icicles  
His white stripes are snow;  
His black stripes are snowstorms that blow and blow.*

That's the story filtered through the imagination of Mohan Pai, a Loring Elementary third-grader studying poetry with poet Roy McBride. McBride read a poem in class that compared sunsets to a horse, then asked students to think of an animal that causes Minnesota winter.

Mohan said poetry is fun to

read and not too hard to write, although shorter poems are easier than long ones.

Megan Johnson said she enjoys writing poems. "It's fun to make believe and daydream."

McBride is working with students in teacher Kris Halver-

**POETRY**

—turn to page 14

# One-fourth of Sumner Field families are seeking homes to own

by Kerry Ashmore

If your Northside public housing unit were scheduled to be demolished, where would you want to move? Of the 265 families being relocated from the Sumner Field residences, more than one fourth have chosen home ownership, according to the Sumner Olson Resident Council (SORC), which is under contract with the Minneapolis Public Housing Authority (MPHA) to help relocate the residents.

And, of those 67 families seeking home ownership, 17 have already bought homes, and an 18th purchase is scheduled to close Feb. 15.

The Sumner Field "projects," just north of Olson Memorial Highway between Lyndale and Emerson avenues, are sched-

uled to be demolished as part of a lawsuit settlement that's designed to break up concentrations of poverty in public housing and give public housing residents more housing choices. The lawsuit, brought by some public housing residents and the National Association for the Advancement of Colored People (NAACP), accused city, metropolitan and federal officials of discriminating against minorities in public housing for decades, including deliberate decisions to concentrate public housing in low-income and minority-concentrated areas. The officials denied that, but the settlement will bring in 100 million federal dollars to improve Minneapolis' public housing and to expand choices for public hous-

ing residents, including the opportunity to live in the suburbs.

Residents who choose the home-ownership option, if they qualify for financing and actually buy a house, receive \$5,250 in down-payment assistance from MPHA, plus moving expenses and relocation counseling.

In addition to the home ownership option, Sumner Field residents could choose to move to another public housing unit, or receive "Section 8" certificates or vouchers, which allow them to move to housing in the private rental market and pay 30 percent of their income for rent. (With a certificate, the total rent must fall within federal guidelines and the resident pays 30 percent of income for rent. With a voucher, a resident can rent a

unit that's more expensive than federal guidelines, and pay 30 percent of their income in rent, plus all of the difference between the actual rent and the federal guidelines.)

Residents who choose the Section 8 options also receive moving expenses and relocation counseling.

## Who's moving?

Overall, between Oct. 1, 1995 and Jan. 8, 1996, 106 families (more than 40 percent) had already moved, even though they wouldn't have to leave until the end of next year. At that time, 15 had bought houses, 45 had accepted Section 8 certificates or vouchers, 20 had moved to

**PROJECTS**

—turn to page 5



The lawsuit settlement requires public housing officials to provide housing outside these areas of high minority and low income concentration, (shown in blue) and even in the suburbs.

Editorial and opinion.....2	Greenway on Humboldt?.....8	NorthNews Guide to February...10	Precinct caucus locations.....13
Who gets community schools.....6	Items of Note in the News.....8	Items of Note in Business.....12	Classified Advertising.....14, 15

## Almost half of people moving from Sumner Field have lived there three years or less

### PROJECTS

—from page 1

other public housing units, 16 left for the private market because they no longer needed public housing assistance, six were evicted and four left for unknown reasons.

When and where do the residents want to move? Surveyed early in the relocation process, almost 60 percent, 153 families, said they want to move as soon as possible. Another 14, or 5 percent, said they wanted out by the end of 1995. Fifty-five, or 21 percent said they want to move in the first half of 1996, and 10 percent said they wanted to move in the last half of 1996 or later. Four said they never want to move.

Almost half the residents said they want to stay on the North Side, with 79 (31 percent) wanting to live in Near North, seven (3 percent) wanting to live in Harrison and 31 (12 percent) wanting to live in the Camden area. Nine families (3 percent) said they wanted to move to Northeast Minneapolis, 39 families (15 percent) said they wanted to move to South Minneapolis, 83 (32 percent) said they wanted to move to the suburbs.

A few families chose other locations, including Allanta, California, Louisiana and St. Cloud.

Six families said they wanted to move to St. Paul.

What are their ethnic backgrounds? Almost half (114 or 44 percent) are Hmong, more than a third (98 or 38 percent) are African American, 22 or 8 percent are Laotian and nine or 3 percent are Caucasian. Other ethnic backgrounds include Cambodian, Cuban, Jamaican, Native American, Filipino, Somali and Vietnamese.

How long have they lived in Sumner Field? Almost half (123 families or 47 percent) have lived there less than three years. About one third (89 families or 34 percent) have lived there between four and six years. Thirty-one families or 12 percent have lived there between seven and 10 years, and 16 families or 3 percent have lived there longer than 10 years. One has lived there longer than 30 years.

One fourth of the households being relocated (66) are headed by two parents. More than half (142 or 55 percent) are single-parent households, and 51 (20 percent) are elderly or disabled. Almost 90 percent receive some sort of public assistance for their income.

### How much demolition?

The lawsuit settlement calls for relocating tenants and then

demolishing all 350 Sumner Field units (almost 100 were already vacant when the relocation work began) and four units in the Glenwood project. In addition, numerous units in the Olson and Glenwood Lyndale projects will likely be demolished later. Some might be rehabilitated or replaced with new public housing nearby.

In addition, MPHA will evaluate about 129 of its scattered-site units (homes throughout the city that MPHA owns and rents out as public housing) in minority/low-income concentrated areas. If renovation costs are high, and the house has no special attraction (such as many bedrooms), MPHA will demolish or sell them.

MPHA Special Projects Director Chuck Lutz said the Minneapolis Community Development Agency (MCDA) will buy at least 41 such houses for one dollar each, rehabilitate them, including lead abatement, and make them available for that agency's home-ownership programs.

Lutz said the tenants in these houses have already been relocated to comparable scattered-site housing. The 41 houses, he said, are located "all over the city, but primarily in Near North and Near South."

In all, up to 770 units of public housing will be demolished or rehabilitated.

### Replacing the housing

The lawsuit settlement requires MPHA, using mostly federal money, to replace any of the 770 units it removes. There's a catch, however: Except for those being rehabilitated or replaced on site, as some in the Glenwood Lyndale area might be, the replacement units have to be built or bought in areas of Minneapolis that do not have

high concentrations of minority or low-income population, or in the suburbs.

MPHA must build or buy 80 units outside the minority/low-income concentrated areas within the city of Minneapolis, and it must build or buy a minimum of 322 units in suburban communities. Up to 368 of the replacement units can be renovated or replaced in the Glenwood Lyndale area.

"MPHA would not be purchasing in the suburbs," Lutz said. "If a suburban area has a public housing agency, that agency can agree with MPHA to use the federal money from the lawsuit settlement to build public housing in that area, and to allow MPHA to send its tenants there to live. Residents di-

rectly affected by the lawsuit will have first priority for those units, people on MPHA waiting lists would have second priority. If a suburban area does not have a public housing agency, MPHA and the suburban government will have a joint powers agreement to operate the public housing units.

Lutz and MPHA Deputy Director Tom Hoch said the idea of inner-city public housing units in the suburbs is new and not tested in this area. Recent state legislature attempts to require low-income housing in suburbs have been vetoed by Gov. Arne Carlson.

"We really are trailblazing," Lutz said. "Every time we turn

PROJECTS

—turn to page 11

## GARCIA Law Offices



Al Garcia

"We understand  
the Northside."

Call for  
Free Consultation  
for all your  
legal needs

- Employment
- Criminal
- Small Business
- Family Matters
- Government Affairs

**342-2980**

Located downtown  
at the Historic  
Flour Exchange

Northside Native  
**Dan Hegstrand  
Sells Homes!**



**Sundial Realty**  
OUR 20TH YEAR

For the best service  
under the sun, call:  
**571-9200** **650-5100**  
office voice pager

The hard-working  
nice guy!

Call before you list... I buy homes!

**Jackie Ann  
SuperSalon**  
HAIR STYLISTS FOR YOUR FAMILY

Your Favorite Stylists and Services  
at one Fabulous Location  
Jackie Ann SuperSalon - 44th & Penn

**\$2 OFF Any Haircut**

All Stylists - SuperSalon, 44th & Penn  
Special with Ted: Haircut \$7 (no coupons)

You can afford to make the  
move into an attractive urban  
neighborhood with the  
Home Buyers Tax Break Program!

- Choose a home in Minneapolis' Folwell and McKinley neighborhoods, St. Paul's West Side neighborhood, or Columbia Heights' southeast neighborhood.
- When you qualify as a home buyer, you can take deductions off your year-end tax returns for up to 5 years.

## Federal government will provide \$75 million for housing replacement and \$25 million for Section 8

### PROJECTS

—from page 5

over a rock, we find three more rocks."

Hoch said suburban officials have been surprisingly receptive to the idea. "I was ready for open hostility...I didn't find it there. Is there concern? Yes, because they don't know how it will work."

### How will they pay for it?

The federal government will provide \$75 million to replace, or perhaps in some cases rehabilitate, the 770 public housing units the lawsuit targets. The federal government will also provide \$25 million for 900 new Section 8 certificates and vouchers, and \$1.75 million for mobility counseling for residents who will move because of the lawsuit.

Local government units will also provide money for relocation benefits and incidental costs of implementing the lawsuit settlement.

SORC has contracts with MPHA to provide relocation services and mobility counseling for Sumner Field residents.

### Other residents benefit

Not all of the 900 Section 8 certificates and vouchers will be needed to relocate residents in the units that will be torn down. The remaining certificates and vouchers will become "mobility certificates," and will allow people who live in public housing in areas of high minority and low-income concentration to move to a "non-concentrated" area, and to receive mobility counseling.

Counseling includes transportation, child care, working with landlords, help with language barriers, and other services.

People on MPHA waiting lists will have second priority for the mobility certificates. The first 175 mobility certificates will be available April 1.

### What's next for the land?

The lawsuit settlement requires MPHA to submit a neighborhood action plan by April, 1997, that includes responding to residents' wishes and improving housing, social services and economic opportunity. The plan must consider alternative uses such as parks and wetlands, mixed income housing

and commercial/industrial uses. It must also consider the needs to buffer residences from highways and industrial uses, reintroducing commercial services to the area, and changes in public services that the new uses will require.

Two "focus groups" have been selected; one to recommend development plans for the Sumner Field land and one to recommend plans for the Glenwood-Lyndale-Olson land. The groups include public housing residents,

surrounding-area residents, social service agency representatives, area business representatives and representatives of the people who brought the lawsuit.

### Meeting next Monday

The focus groups will hold a joint meeting Monday, Feb. 12,

## Some at meeting suspicious of relocation, planning process

by Mike Anderson

Community members voiced suspicions about the Sumner Field relocation process and about its purpose at a town meeting in the Phyllis Wheatley Community Center Jan. 29.

Representatives from the Legal Aid Society, Minneapolis Public Housing Authority, the National Association for the Advancement of Colored People, 5th Ward Council Member Jackie Cherryhomes and Mayor Sharon Sayles Belton were also there.

One person said he wanted residents to know about a "trend" to displace minorities from inner cities around the country, because whites don't want minority communities to have power. "When you move out," he said, "they are going to move in."

Another person said minority-owned businesses should benefit from the money the project will bring into the community.

Several people criticized planners because information wasn't getting to everyone who might be affected by the project. One said she owns a home nearby and wants information. She

5-7 p.m. at Glenwood-Lyndale Community Center, 908 5th Ave. N. The public is invited to participate in this meeting.

The Sumner Field group will meet 5-7 p.m. Mondays, Feb. 26, March 11 and 25, April 8 and 22, May 6 and 20, at 790 Duport Ave. N.

The Glenwood-Lyndale-Olson group will meet at Glenwood-Lyndale Community Center Mondays March 4 and 18, April 1, 15 and 29, May 13 and June 3.

The focus group meetings will

### What's the next step?

Public meeting Monday, Feb. 12, 5-7 p.m.  
Glenwood-Lyndale Community Center

be open to the public. After the Feb. 12 meeting, comments from non-members at focus group meetings will be accepted in writing and incorporated into the meeting minutes, according to a news release from the Legal Aid Society of Minneapolis, which represents the people who brought the lawsuit.

thought homeowners had been excluded from planning.

Yusef Mgeni, president of the Urban Coalition, said 8,000 brochures were distributed in nearby neighborhoods.

Others said the Laotian translations of information about meetings weren't clear, and questioned whether the translator was a native Lao speaker. The questioner was invited to help with future translations.

People asked why planners would demolish the projects before knowing where people would move, what would happen to the land after demolition and if people would have to leave North Minneapolis.

Officials said the projects would not be demolished before tenants had new places to live. Nobody knows what will happen to the land next. Consultants are studying the geology and recommending new land uses. Focus groups (see other article on this page), which include community members, will hold public meetings to help the planning efforts. Projects residents, officials said, can relocate to North Minneapolis.

Take your eyes  
to heart—  
Schedule  
that exam!



Eye Exams • Eyeglasses  
Frames • Contact Lenses

Medicare, Medicaid, MHP, Medica, VSP & Most Insurances Accepted

**Drs. David W. Kaliher & Mary K. Laconic**  
Optometrists 919 West Broadway 529-2536

One Block West of Target • Parking on Street or in Back of Building

Appointments M-F 9-5:30; Sat. 9-noon



### Don't Be an Armchair Politician

Do something about...

- Neighborhood Schools
- Lower Taxes
- Safer Communities
- Less Government

The Future Is in Our Hands.

Come to Your  
**Republican Caucus**  
March 5, 1996 ★ 7:00 pm



See the list of Republican Caucus locations published in this paper, or call Minneapolis Voter Information at 673-2070 for more information.

Prepared and paid for by the Senate District 58 Republicans  
3943 Penn Ave. N., Phone: 522-1573. Email: mn58@aol.com

## St. Elizabeth Seton School

servicing the Parishes of Our Lady of Victory, St. Anne, St. Austin, St. Bridget, St. Margaret Mary, and the North Minneapolis Community & Brooklyn Center

invites children ages 3-5  
and their parents to attend

**PRE-SCHOOL and  
KINDERGARTEN ROUND-UP**

February 13, 1996 • 7:00 pm  
in the School Gym (Fr. Musch Hall)  
5140 Fremont Avenue North, Minneapolis

For information, call: **529-7781**

## Housing Principles

Draft for Discussion

May 23, 1995

The following basic housing principles, proposed by Mayor Sharon Sayles Belton, were developed by the City Planning Department, and discussed and revised by the Zoning and Planning Committee of the City Council. A motion was made and approved that the Minneapolis City Council adopt these principles, and that staff continue to prepare the Minneapolis HOusing Strategies Report.

City of Minneapolis housing strategies shall be based on the following principles:

1. The variety of housing types throughout the City and its communities, and throughout the metropolitan area, shall be increased, giving prospective buyers and renters greater choice in where they live.
2. The management, quality and balance of assisted housing throughout the City and the metro area shall be improved.
3. Housing markets that are already strong shall be preserved and strengthened.
4. Housing markets in need of strengthening shall be stabilized and improved.

OFFICE OF THE MAYOR  
350 South Fifth Street - Rm 331  
Minneapolis Minnesota 55415-1393

(612) 673-2100  
Fax (612) 673-2305

SHARON SAYLES BELTON  
MAYOR



## MEMORANDUM FROM THE MAYOR

**TO:** Council Members  
Charter Department Heads  
Community Leaders, Elected Officials and Press

**DATE:** May 17, 1995

**RE:** Principles to Guide City of Minneapolis Housing Programs

Three critical problems threaten the physical and social integrity of Minneapolis:

- A growing concentration of poverty in specific city neighborhoods which fosters racial and economic segregation;
- Aging housing stock, and insufficient choices to meet the cost and style requirements of prospective home-buyers;
- A growing performance gap between students of color and white students in our public schools.

These problems are related; the thread that connects them is housing and housing patterns. It is critical that the City of Minneapolis develop short- and long-term housing programs to dissolve growing pockets of poverty as quickly as possible by providing a wide selection of housing choices at a variety of price levels throughout the city.

Please note that in resolving the first two problems, we also address the third: When people can find housing at all price levels throughout our city, then our city's schools will become naturally integrated.

As the first step in developing these housing programs, I have proposed three housing principles which were developed by the Planning Department at my request. They are as follows:

- See Revised Version*
1. We must provide a variety of housing throughout the City and metropolitan area that offers choice in both type and affordability.

TDD (612) 673-2157  
AFFIRMATIVE ACTION EMPLOYER



Recycled Paper 30%  
Post Consumer Fiber



*See Revised Version*

2. We must stabilize our neighborhoods by creating new housing and rehabilitating existing housing stock throughout the city.
3. We must improve the management and amount of assisted housing, and also increase the diversity of locations where assisted housing is available.

The Community Development, and Zoning and Planning Committees have already approved these principles. They will go before the full City Council next week.

It is my hope that these principles will accomplish two goals:

- They will form the basis for future city housing policies, serving as a commonly agreed-upon touchstone to ensure that we stay consistently focused on our housing goals.
- It is my hope that when Minneapolis School Board members meet at the end of May, they will discuss the issue of community schools in the light of this commitment from the City to move forward deliberately and with full intent to more fully integrate our city neighborhoods.

Minneapolis is just starting to experience problems of aging housing and infrastructure, and lack of development space. We know from our own experience, as well as from studying the experience of older cities, that these physical problems, if uncorrected, lead to intractable social problems: loss of personal and public income, concentration of poverty, housing and school segregation, and social unrest.

I am optimistic about our ability to work together to build a community that is economically strong, physically beautiful, and that provides equal opportunity to all of our citizens.

**Goal 1 Household Choice and Housing Variety**  
**-Increase household choice throughout the metropolitan, city and community housing markets and increase the variety of housing products.**

Minneapolis offers unique community environments which provide a wide variety of housing choice. Our housing is our greatest asset. Some areas now attract households and effectively compete with suburban communities. The city needs to better recognize the unique character of specific housing nodes within communities and identify ways to build onto this unique character. The city also needs to address the following dilemma. Because of the over-concentration of lower cost rental and lower value homes, the city has difficulty in providing opportunities for higher income locational choice in many communities. The city's desire to retain population (especially families with children) and improve the income of our residents must recognize that this imbalance and lack of housing options is a significant problem.

Individual households have limited choice due to lack of resources, discrimination, and negative perceptions. Too often households with limited resources are unable to afford to buy a home in the city. Actually, households at either extreme, those with adequate income and those without, have difficulty finding an affordable house or a higher quality house in the city. Those with low incomes find themselves having to rent rather than own; those with adequate incomes often must choose a house outside of the city -- hence our loss of middle income families. Over time, our municipalities and communities have become segregated by income, race, household type and housing type. Too often, households of higher incomes have had limited choice within the city communities, while households of lower incomes have had even more limited choices. Discrimination has clearly played a role in these limitations. Phillips Community test results have shown the need to address this problem. Other study information has shown geographical difference in access to housing finance which impacts more heavily on non-white households and this limits geographic choice. These problems can and should be identified and validated so that remedies can be created.

City strategies might include the following

### **Housing Variety**

- 1.1 Identify potential housing development sites within communities with high concentrations of low cost/value housing which offer opportunities to build new middle and upper income housing alternatives.
- 1.2 Identify potential housing development sites within non-concentrated areas in order to build townhouse developments, especially near transportation routes or commercial nodes, which will help to widen the locational choice of housing affordable to low and moderate income households.
- 1.3 Encourage mixed income housing development projects for rental and ownership and require that at least 20 percent of the units be affordable to low and moderate income households.
- 1.4 Support residential improvements and upgrading of existing homes to increase competitiveness with metropolitan markets, such as, improved kitchen or adding a bedroom, a bathroom or garage
- 1.5 Create and use a variety of housing tools including historic preservation to help protect the identified nodes of housing that have character, variety and add unique value to the city's largest economic asset.

### **Household Choice**

- 1.6 Improve the image and perception of our communities. Focus attention to attract move-up buyers to the quality and value of our housing.
- 1.7 Actively support the use of fair housing initiatives included in the city's Consolidated Plan. Focus on testing for discrimination in rental and owner occupied buildings located in non-concentrated areas of the city.
- 1.8 Housing markets need to be diversified throughout the region and throughout the communities of our city. Support state legislative actions that enhance central city neighborhood livability, such as the Mondale Bill.

## **Goal 2 Quality of Housing**

### **– Improve the quality of Minneapolis housing stock**

Clean and safe neighborhoods along with the perception of a good school system are basic to confidence in an area and, therefore, property investment. These important ingredients must be the focus of the strategies of our non-housing partners such as the police, parks and schools. Future value and investment in properties depend on the owner's real and perceived threats to the livability of an area. Housing maintenance, improvements and new construction depend on the area's marketability which is determined by perceptions and past experiences. Every effort must be made to create a safe and healthy environment throughout the city. The city must continue its NRP efforts of planning and involving residents in helping to create a positive image of their neighborhoods.

There are two more basic elements to improving the quality of housing in the city. The first is to monitor and manage housing standards, the second is to actively intervene to improve the residential properties that have fallen into disrepair and cannot attract private investments. In 1994, the Inspection Division reported that over 8,400 housing permits were issued with an estimated value of \$95 million dollars spent on improving the city's housing supply. The city generates annually over \$100 million dollars of federal, state and local funding, which is invested in housing and community development activities designed to help attract private sector investments. In spite of this level of investment, the City Assessor's housing condition data show the magnitude of re-investment needed to keep our housing supply viable and marketable. Data reported for residential properties below average include around 7,000 single family structures, about 3,000 duplex structures, over 400 small apartment buildings with 3 or 4 units, and 300 apartment buildings housing 5 or more units.

City strategies might include the following

- 2.1 Create a homeowner tax abatement program to provide relief from tax increases due to home improvements for five years.
- 2.2 Target public housing dollars to leverage private investment.
- 2.3 Investigate mandatory housing improvement at the time of sale for single family and duplex homes.
- 2.4 Increase Inspections' focus on substandard duplex and small apartment buildings.
- 2.5 Use inspections to concentrate on cleaning up residential blight. Focus on areas that have high visibility, such as corner buildings.
- 2.6 Direct inspection activities to residential environmental problems, improving cleanness and safety of the housing and surrounding neighborhood environment. Focus on varied land uses and improve buffers in the vicinity of residential areas.

### **Goal 3 Assisted Housing**

#### **– Manage and improve the supply of assisted housing.**

There are three issues related to the supply of publicly assisted housing. The first issue is the geographic concentration and the lack of city wide housing choice. The settlement provides that areas considered overly concentrated include those census tracts which have greater than 33.5 percent of the population below the poverty line. The courts also defined over-concentration as those census track having more than 28.7 percent of the population as racial minorities. The second issue is the physical condition of the units and the operating viability of certain buildings. A third issue is the settlement of the Public Housing Authority lawsuit and the effect on neighborhoods. To a large extent the over concentration issue must be worked on at the regional level but the city can provide leadership by designing workable solutions. The condition and location of all assisted housing should contribute to the livability of our neighborhoods. The basis of a plan should be to avoid creating negative images in our neighborhoods which may then result in devaluing surrounding residential property. We must work on reducing the over-concentration of lower cost housing, create opportunities for citywide housing choice and provide supportive housing and services which increase the economic viability of the residents.

City strategies might include the following

- 3.1 Reduce geographic concentrations as defined by the courts by working with Metropolitan Council and other jurisdictions to create a wider geographical distribution of new affordable housing.
- 3.2 Stabilize the physical deterioration and operating viability of the existing supply of subsidized rental properties. Provide adequate resources to maintain Public Housing Authority units.
- 3.3 Manage the settlement of the Public Housing Authority law suit by creating a plan to guide the distribution and location of assisted housing throughout the city.
- 3.4 Work with housing developers to link social service programs to housing initiatives.