

# **Standish-Erickson: Tracking NRP Activity (1996-2001) and the Effects**

2001

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*A project of the  
Minneapolis Neighborhood Information System (MNIS)  
at the  
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University of Minnesota*

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The Minneapolis Neighborhood Information System (MNIS) is a collaborative capacity-building effort intended to meet the needs of community-based organizations by providing access to property data that can inform community revitalization efforts and housing intervention and investment strategies. Partners in this project include the City of Minneapolis, the Neighborhood Revitalization Program, select Minneapolis neighborhood organizations, and CURA. Participating neighborhood groups receive training, project assistance, GIS expertise, and access to property information, as well as opportunities to share ideas about GIS projects and housing strategies with other neighborhoods.

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**Neighborhood:** Standish Ericsson Neighborhood Association

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**Project Description:** The Standish-Ericsson Neighborhood Association (SENA) was particularly interested in the effects funding received through the Neighborhood Revitalization Program (NRP) had upon the actual neighborhoods. The main research agenda aimed to evaluate the major effects of the NRP funding on residential properties through an assessment of estimated market values and building condition ratings for both those parcels that received NRP funds as well as a comparison with non-fund recipients.

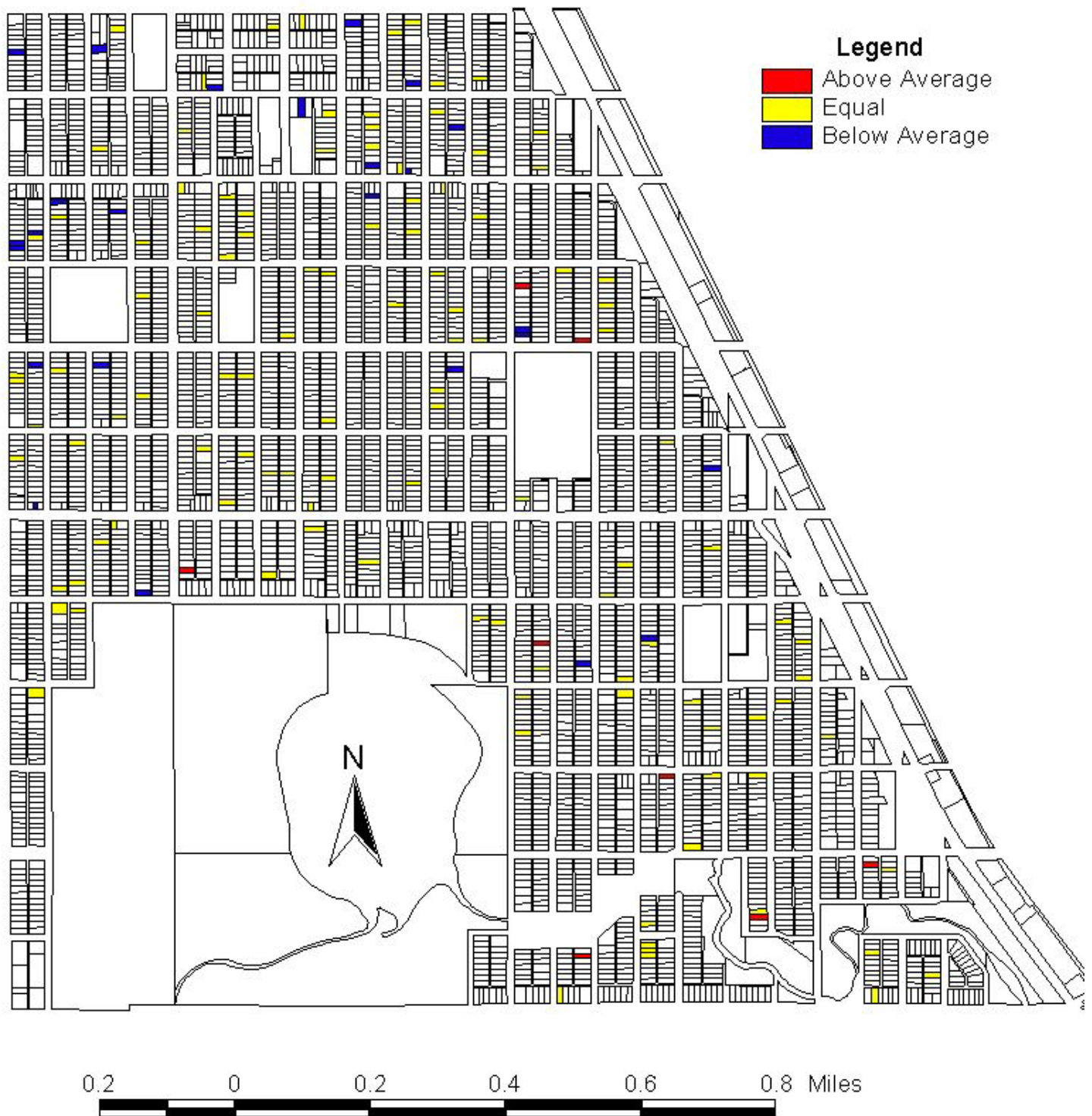
**Project Outcomes:** From the analyses carried out for the Standish-Ericsson Neighborhood Association a number of conclusions can be drawn. The most notable conclusion was that the effects of the NRP were considerably less than expected. In terms of the estimated market value, the differences across the neighborhoods tended to be more by location rather than by the NRP funding received. For instance those properties located in Ericsson were more likely to be above average than those located in Standish. The proximity to Lake Hiawatha and the surrounding parkland could have a substantial effect on the estimated market values in Ericsson as can be observed from showing substantially higher market values for those properties near the amenities. In terms of estimated market values for the parcels receiving NRP funding, no significant increases in value can be observed. When analyzing the building condition ratings, we found that our analysis was somewhat limited due to the fact that the ratings were not dated which prevented a comparison between building condition ratings before NRP funding was awarded and after.

**Challenges/Limitations:** The most significant limitation to our analysis was related to the data we used especially in terms of building condition. Furthermore the building condition ratings were useless in terms of a comparative analysis as we have no information indicating when the ratings were determined - was it before the funding was awarded or afterwards and if it was afterwards, what was the building

condition rating prior to receiving NRP funding? A similar problem was found with the homestead information, as there were no dates associated with them, which made tracking change over time impossible. Furthermore any temporal evaluation is complicated by the fact that values especially in terms of estimated market value will change over time regardless of funding and even when using adjusted values, complexities are incorporated into the analysis. Finally there was no information on what requirements were placed on loan recipients other than after receiving a grant the recipients are supposed to remain in the property for 5 years. Furthermore there is no indication what the grant or loan recipient used the money for and whether or not the money had already been spent on the property.

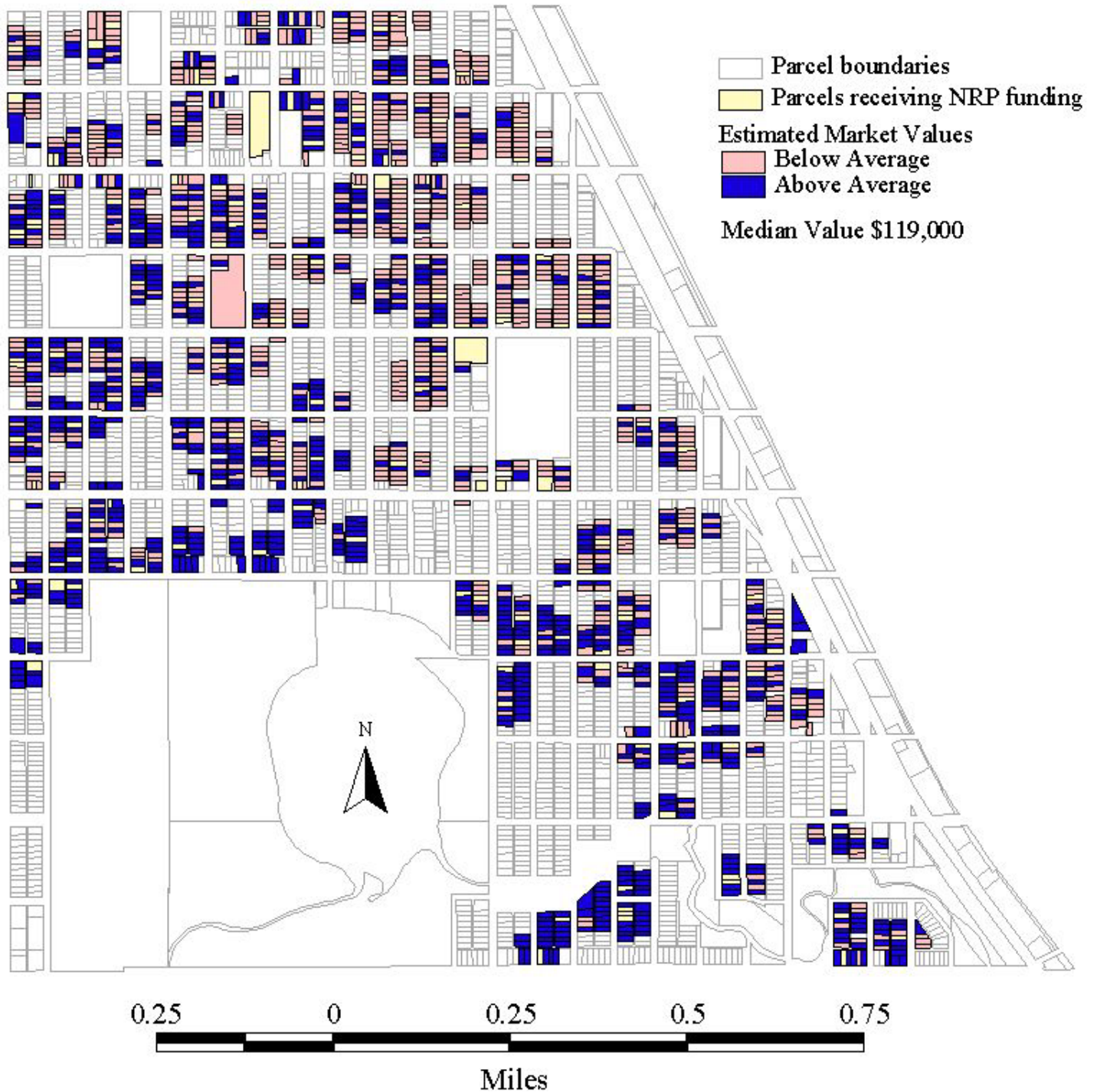
**Data Sources:** City of Minneapolis, Standish Ericsson Neighborhood Association.

# SENA Residential Grant and Loan Recipients Building Conditions Relative to the Average



# Standish-Ericsson Neighborhood

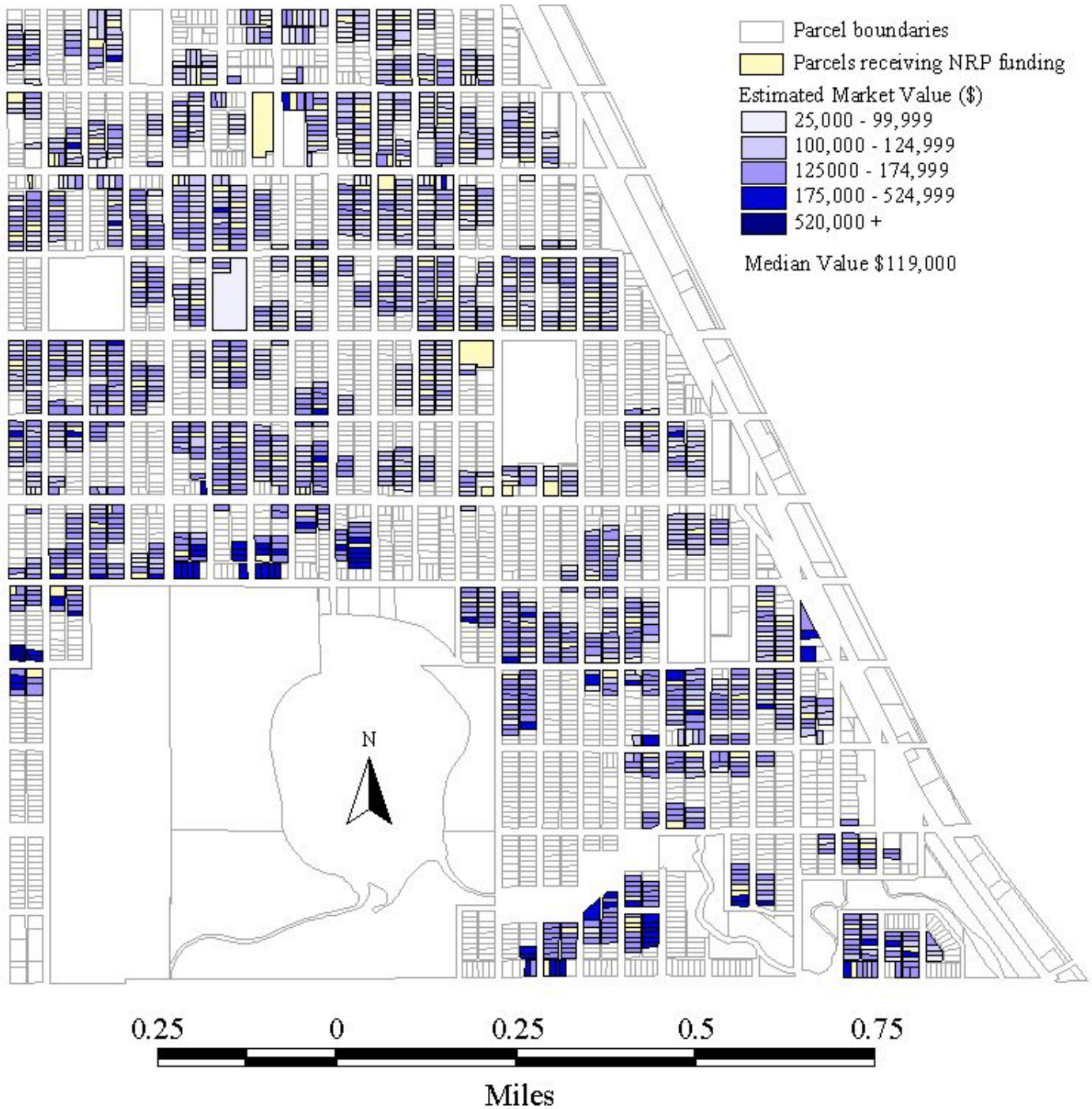
2001 Average Estimated Market Values for Residential Properties located within 150 feet of NRP fund recipients



Source: SENA  
City of Minneapolis (2001)

# Standish-Ericsson Neighborhood

2001 Estimated Market Value for Residential Properties located within 150 feet of NRP fund recipients



Source: SENA  
City of Minneapolis (2001)

# Standish-Ericsson Neighborhood

2001 Estimated Market Value of residential parcels receiving NRP funding relative to neighborhood average

