

# The Way *Forward*

## Saint Paul, Minnesota



Jowhar's family purchased a home on Sherburne Avenue in 2014. They say they like the neighborhood and the access to transit.



Homebuyer Family



## Frogtown Neighborhood Survey Results

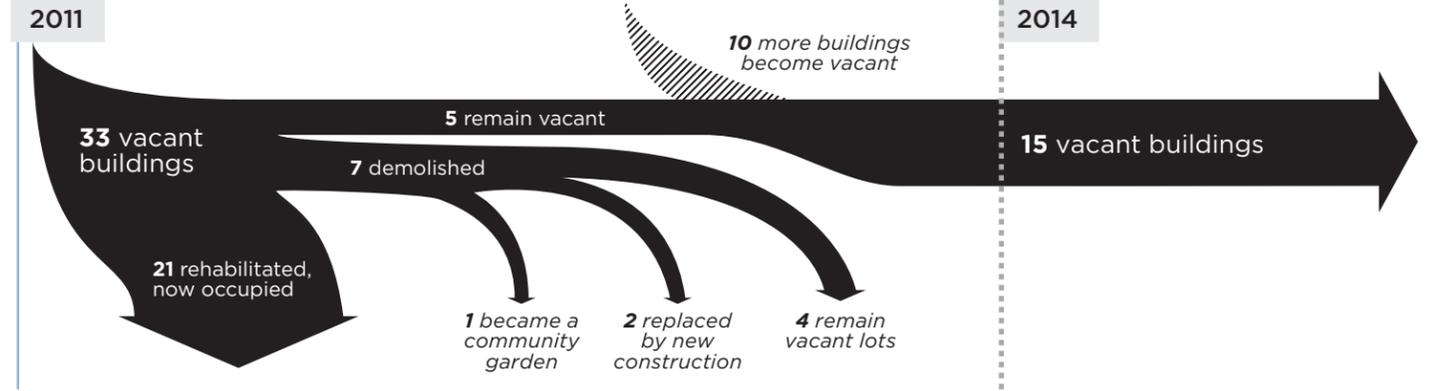
**Overview**



Twin Cities Habitat for Humanity launched Neighborhood Revitalization (NR) work in 2011, after being invited by Frogtown Neighborhood Association (FNA) to join in a 16-block Frogtown Focus initiative. Residents wanted a coordinated housing plan in the wake of the housing crisis and in anticipation of the light rail Green Line.

These findings come from evaluation of housing conditions and quality of life surveys done in 2011/2012 and 2014. This data will be used to assess community impact and to inform future actions.

**Vacant Properties Listed as a Top Concern in 2011**

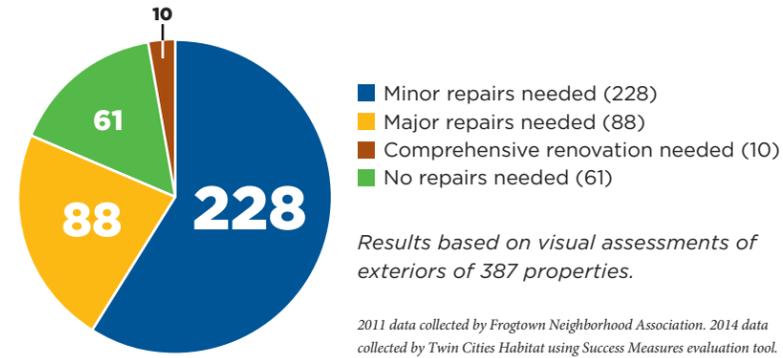


**Frogtown Neighborhood Focus Area**



*This map does not include the work done by more than 10 partner organizations.*

**Assessment of Neighborhood Properties in 2014**



**Property Condition Changes 2011-2014**



**2014 Quality of Life Snapshot**

**Overall Resident Satisfaction**



**84%** of residents somewhat to very satisfied with neighborhood



**70%** of residents would continue living in Frogtown if given choice

**What Residents Like Best**

- Their Home - 54%
- Proximity to Transit - 45%
- Access to Amenities - 47%
- Neighbors - 37%

**What Residents Like Least**

- Lack of Safety - 65%
- Housing Types - 24%
- Neighbors - 26%
- Affordability - 16%

**81%** say **trash and dumping** are problems.  
**71%** say **vacant housing** is a problem.

# Conclusions

Results showed that the focus area avoided the overall declines in property conditions and quality of life that were feared in the wake of the housing crisis and at the start of this effort, reinforcing the value of a long-term focused investments in the neighborhood and the opportunity to do more.



## Key Findings

These are the key findings from the Neighborhood Revitalization study comparing conditions between 2011/2012 and 2014 in the 16-block Frogtown focus area.

- The number of vacant homes were cut in half, mostly through rehabilitation.
- The number of vacant lots increased slightly because demolitions outnumbered new builds.
- A majority of homes still have repair needs, especially with regards to paint.
- Overall resident satisfaction is high and most residents would prefer to stay in the neighborhood.
- Residents like their homes, access to amenities and public transportation, and their neighbors.
- Residents are concerned about safety, trash and dumping, neighbors, and housing affordability.

## Recommendations

The data shows a lot of opportunities to do more. Upon reviewing the findings, community partners made the following recommendations for future action. These recommendations are meant to inform conversations among stakeholders who are planning future housing work in the area.

- Continue to rehabilitate and fill vacant homes.
- Create/update a coordinated plan for vacant lots.
- Increase home improvement support for both owner-occupied homes and rental properties.
- Increase measures to prevent displacement, honoring resident desires to continue living in the neighborhood.
- Market and communicate the positive assets of the area.
- Coordinate efforts to address residents' top concerns.

