
Opportunity Neighborhood 2015 Annual Report

EXPANSION TO THE WEST METRO



Artistic rendering of Commons at Penn

In 2014, Devean George, founder of the non-profit development company Building Blocks and former NBA player, contacted our agency to inquire about our resident services model at affordable housing communities throughout the Twin Cities.

Mr. George was in the process of building a new 45-unit affordable housing complex in the Willard-Hay neighborhood of North Minneapolis and was looking to bring supportive services onsite.

In early 2015, Building Blocks and Opportunity Neighborhood officially became partners and began planning for the implementation of onsite programming at Commons at Penn when its doors opened in 2016.

Through research, best practice data and experience, we have found that affordable housing communities are more likely to thrive when 6 components are present - early childhood education classes, out-of-school time/youth intervention programs, safety initiatives, information and referral services, community building events and special initiatives.

The first step in creating a safe and stable environment at Commons at Penn was to work with resident parents and youth to design a K-8th grade out-of-school time program.

According to the Minneapolis Police Department, the neighborhood where Commons at Penn was being built was a crime hot spot in the city with higher incidents of robberies, aggravated assaults and domestic calls compared to the surrounding neighborhoods.

When youth are surrounded by crime, they come to believe negative and destructive behaviors are the norm. That is why starting an out-of-school time program that provides a safe and positive alternative to the lure of the streets and illegal activities is so important.

In early 2015, as the building neared completion, we began outfitting our first floor program space and hire an onsite Resident Services Coordinator to implement the new out-of-school program.



Devean George, Building Blocks Founder & Perry Lofquist, Executive Director of Opportunity Neighborhood

WHAT WE'RE ALL ABOUT...

Our Mission

To support people and strengthen neighborhoods within affordable housing communities through cooperative partnerships.

Our Goals

- Increase community safety
- Increase housing stability
- Increase opportunities for family success

Strategy

To develop a service enriched environment that addresses residents' fundamental needs and builds community.

Values

- All people live in a safe environment.
- All people have access to food, shelter, clothing and health care.
- All people have their education, employment, recreation and transportation needs met.
- All people are connected to their community, feel a sense of belonging and ownership.

2015 Significant Accomplishments

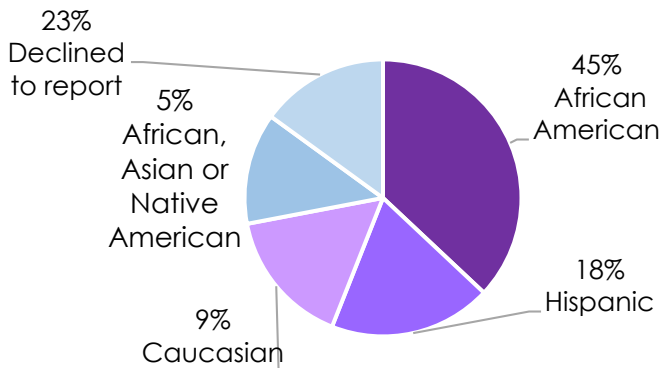
- Began a partnership with Building Blocks, a non-profit developer, to provide the Resident Services model at their new affordable housing complex in North Minneapolis slated to open January 2016.
- Hosted our 13th annual National Night Out celebration.
- The Ames Teen Group won second place in the 2015 Social Change Tech Challenge sponsored by Hopeline from Verizon and Minnesota Coalition for Battered Women by creating a YouTube video sharing what real love looked like to them. The \$1,000 prize money was used to implement a campaign to promote teen-dating violence awareness at Ames Lake Neighborhood.
- Expanded our service area at Ames Lake Neighborhood through the incorporation of a 4-building/48 unit complex directly north of the community.
- Served 144 resident households at 2 affordable housing communities through free healthy community dinners and nutritional education session provided through a grant from Allina Neighborhood Health Connection. 58% of participants stated they eat healthy meals and snacks more often because of what they learned at the nutritional education sessions.
- Received a Minnesota State Arts Board grant to partner with Barebones Productions to host a 2 week residency in shadow puppetry and drumming for K-5th grade youth participating in Ames Lake Summer Camp at Ames Lake Neighborhood.

RESIDENT SERVICES COMPONENTS

RESIDENT SERVICES COMPONENT	DESCRIPTION	2015 ACCOMPLISHMENT
Out-Of-School Time Programs/Youth Intervention	Free year-round out-of-school time activities for youth in K-12th grade.	177 K-12th grade youth served through 36 days of summer day camp and 134 days of after-school programming.
Early Childhood Education	Early childhood family education classes and clothes/toy exchanges.	33 early childhood education classes serving 30 unique families.
Safety Initiatives	Courtesy staff patrols the property building relationships and addressing nuisances.	7,084 hours of Courtesy services provided at 5 affordable housing communities.
Community Events	Free weekly events promoting social connectedness and building community.	310 community building events serving 3,502 residents (duplicate count).
Information & Referral	Residents can call, email or drop in at the Resident Services office to obtain information about community resources.	210 referrals were made to community organizations.
Special Initiatives	Programs or services created to meet a specific community need or short-term enrichment program provided through a community partnership.	Wilderness Inquiry & Pohlad Summer Camp Scholarship: Teens for Ames Lake Teen Group spent 3 days/2 nights camping and canoeing in William O'Brien State Park. Allina Neighborhood Health Connection Grant: Provided healthy community dinners and nutrition education session to residents.

SERVICE POPULATION DEMOGRAPHICS

RESIDENT ETHNICITIES



3,550

Number of residents served

1,069

Number of apartments served

74%

Percentage of households earning an annual income of \$30,000 or less

SERVICE LOCATIONS

- Ames Lake Neighborhood, St. Paul
- Garden View Apartments, New Brighton
- Hyde Park Apartments, New Brighton
- University Dale Apartments, St. Paul
- Wilder Square, St. Paul

STAFF & BOARD MEMBERS

Staff

Perry Lofquist, Executive Director
 Kris Ziegler, Development Officer
 Kacee Moua, Resident Services Coordinator
 Ames Lake Neighborhood
 Dwquita Nash, Resident Services Coordinator
 Garden View Apartments
 Jennifer Mack, Resident Services Coordinator
 University Dale Apartments
 Jordan Hempel, Youth Program Staff
 Melissa Yang, Youth Program Staff
 Barbara Curry, Youth Program Staff
 Branica Xiong, Youth Program Staff
 Brianna Lietha, Youth Program Staff Intern

See Yang Moua,
 Youth Program Staff Intern
 Martin James, Courtesy Staff
 Kirkland Johnson, Courtesy Staff
 Joseph Lee, Courtesy Staff
 Louis McCoy, Courtesy Staff
 Tyrell Phillips, Courtesy Staff
 Danny Ramos, Courtesy Staff
 Daniel Smith, Courtesy Staff
 Eric Wasson, Courtesy Staff

Board

Sue Willman, Chair
 Keith Bluford, Treasurer
 Tom Schirber, Secretary
 Trevor Hamdorf
 Karl Spilseth

SUPPORTERS & PARTNERS

Individuals

Anonymous	Jerry Hromatka	Emma Small
Dave & Joan Allen	Theresa Lehman	Karl Spilseth
John & Patti Burnett	Perry Lofquist	Marilyn Stevens
Lisa Crocker	Beverlee Lofquist-Hinsa	Terry Troy
Merrill Fischbein	Michelle Morris	Sue Willman
Holly Hamdorf	Pam Safar	
Trevor Hamdorf	Tom Schriber	

Corporations, Foundations & Service Contracts

Allegra FootPRINT Fund	Jerstad Family Foundation	MN Department of Public Safety
Allina Health	Joseph C. & Lillian Duke Foundation	Pohlad Foundation
Bell State Bank & Trust – Pay It Forward	Juvenile Justice Advisory Council	Real Estate Equities
Patrick & Aimee Butler Family Foundation	Kars 4 Kids	Richard M. Schulze Family Foundation
Carolyn Foundation	KJ Management	Saint Paul Foundation
David B. Gold Foundation	McNeely Foundation	Smith Foundation
F.R. Bigelow Foundation	Mille Lacs Band of Ojibwe Indians	St. John the Baptist Catholic Church
Hardenbergh Foundation	Minnesota State Arts Board	Warren Foundation

SUPPORTERS & PARTNERS (continued)

Community Partners

ACES	i.t.a Foundation	St. Paul Public Library Mobile Workplace
Animal Humane Society	KJ Management	St. Paul Public Schools Community Education
Barebones Productions	Little Brothers Friends of the Elderly	SUNNY Lunches
Blank Slate Theater	MN Coalition of Battered Women	Twin Cities Mobile Market
Boy Scouts of America	Mu Performing Arts	U of M Extension Expanded Food and Nutrition Education Program
Building Blocks	New Brighton Police Dept.	Urban 4-H
Bureau of Criminal Apprehension	Partners in Nutrition	Urban Roots
Century College	Police Activities League	USTA Northern
Community Partners with Youth Cornerstone Montessori School	Ralph Reeder Food Shelf Real Estate Equities	Wilder Square Co-op Board Wilderness Inquiry
East Side Arts Council	Rondo Outreach Library	YMCA Eastside Saint Paul
East Side Network Café	Sprockets	Youth Intervention Program Association
Family Tree Clinic	St. Paul Police Dept.	
FB4K	St. Paul Public Libraries	
Girl Scouts River Valley	St. Paul Library Bookmobile	

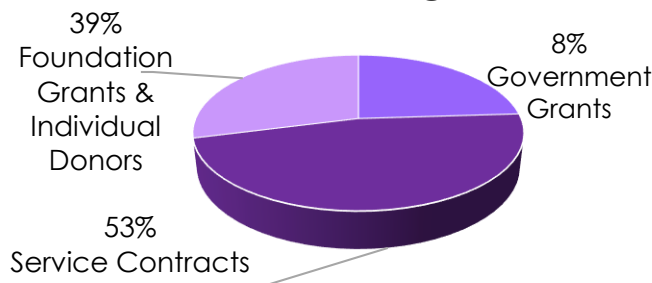
FINANCIALS

Revenue: \$408,520

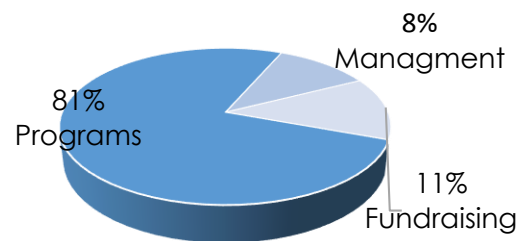
Expenses: \$392,596

Balance Sheet	Beginning of year	End of year
Cash	128,893	159,592
Pledges and grants receivable	0	0
Accounts receivable	28,000	13,356
Prepaid expenses and deferred charges	3,106	3,106
Investments – program related	20,595	15,353
Other assets	0	0
TOTAL ASSETS	180,594	191,407
Accounts payable and accrued expenses	5,834	723
Unrestricted net assets	174,760	175,684
Total net assets or fund balances	174,760	190,684
TOTAL LIABILITIES AND NET ASSETS	180,594	191,407

REVENUE



EXPENSES



CONTACT INFORMATION

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