

# ***The 79<sup>th</sup> Street Corridor Partners in Progress Initiative Community Action Plan***



***Creating a Community of Opportunity and Prosperity  
Created for Neighborhood Housing Services of South Florida  
By the Southeast Florida Regional Prosperity Council  
at the South Florida Regional Planning Council***

# 79<sup>th</sup> Street Corridor Initiative Steering Committee

We would especially like to thank the *Partners in Progress* Partnership of Citi Foundation, Low Income Investment Fund, and the Federal Reserve Bank of San Francisco. The Citi Foundation, through its Partners in Progress initiative, has provided generous support to NHSSF that has enabled us to pursue this body of work and develop this Action Plan to drive economic opportunities for the 79th Street Corridor.

- 79th Street Business Association
- 79th Street Community Redevelopment Agency
- 79th Street Corridor Initiative, Inc.
- African Heritage Cultural Center
- BankUnited
- Beacon Council
- Carrfour Supportive Housing
- Catalyst Miami
- Church of the Open Door
- Citi Community Development
- Ecotech Visions
- Empower U
- Everett Painting Company
- Florida Department of Transportation
- Liberty City Trust
- Miami-Dade Public Works
- Miami-Dade Regulatory and Economic Resources Department
- Miami-Dade Transit
- Miami-Dade Water and Sewer
- Model City Advisory Committee
- Neighborhood Housing Services of South Florida
- New Synergies
- New Urban Development
- North Central Neighborhood Association
- Northside Centre
- Safe Design
- South Florida Regional Planning Council
- West Little River Advisory Committee

## **Vision Statement**

The 79<sup>th</sup> Street Corridor is a vibrant, safe, and economically sustainable community with rising incomes and property values that is attractive to families of mixed incomes, businesses, and entrepreneurs.

It is a “community of choice” and opportunity where people come to live, work, learn, and visit.

# Partners in Progress Initiative

## About the PIP Initiative

The PIP initiative seeks to transform community development efforts. It is based on the book *Investing in What works for America's Communities* by the Federal Reserve Bank of San Francisco and Low Income Investment Fund.

A “Community Quarterback” leads a multi-disciplinary team that works across issues silos to integrate people- and place-based strategies

Seeks the convergence of vibrant places, effective systems (education, workforce development, housing, transportation, health, etc.), rich networks, and quality jobs

Funding supported research and development of a comprehensive Market Study, the Action Plan, and the Steering Committee.

## Timeline

**November 2013** – NHSSF selected one of 13 grantees nationwide to participate in the PIP Initiative

**May 2014** - SFRPC invited to serve on the Steering Committee

**August 2014** – NHSSF asks the SFRPC to develop the Action Plan

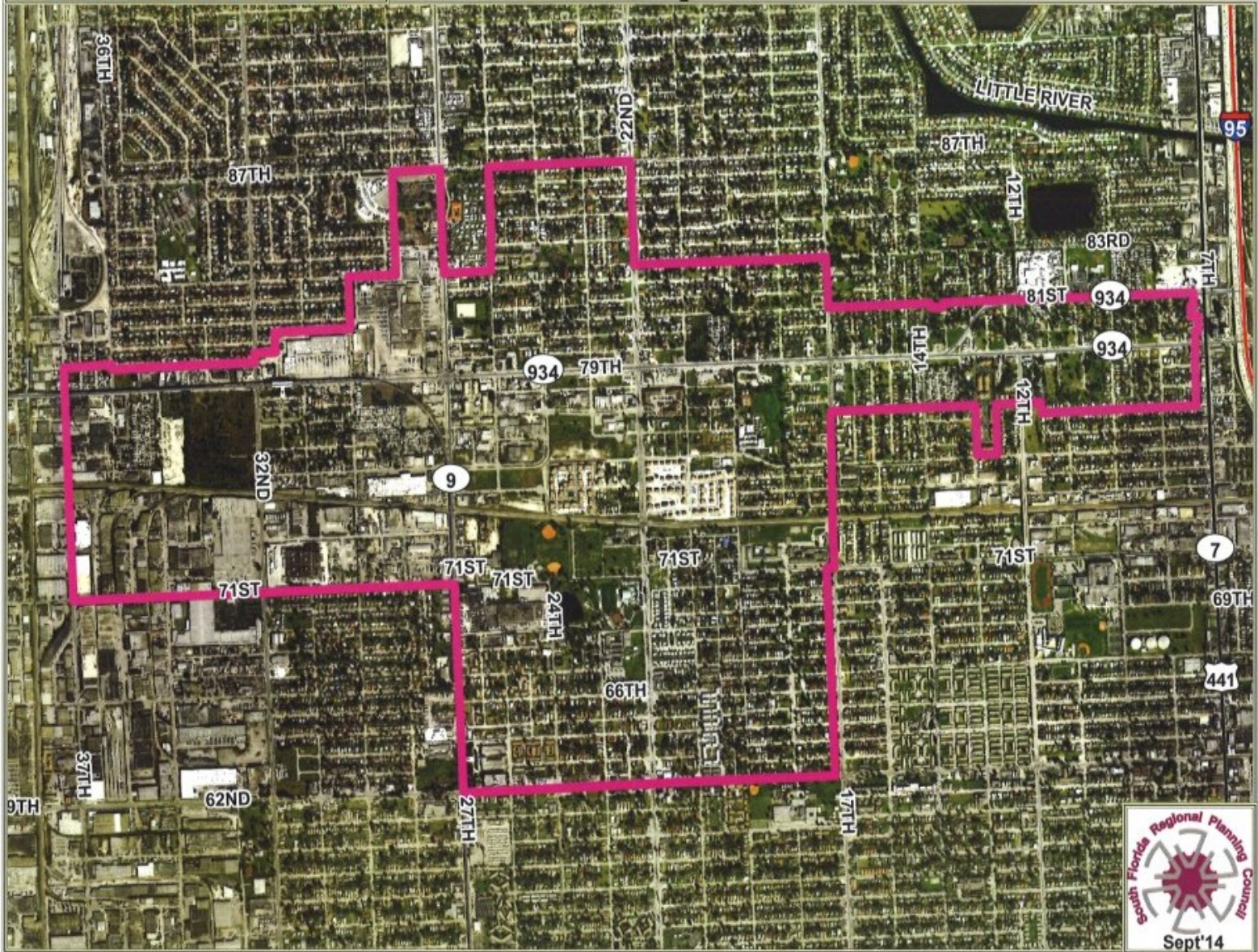
**August to November 2014** – Community Meetings and Survey, Interviews, and Forums. Steering Committee Meetings and Research

**December 2014** – Finalization of Action Plan

**January 2015** - Implementation

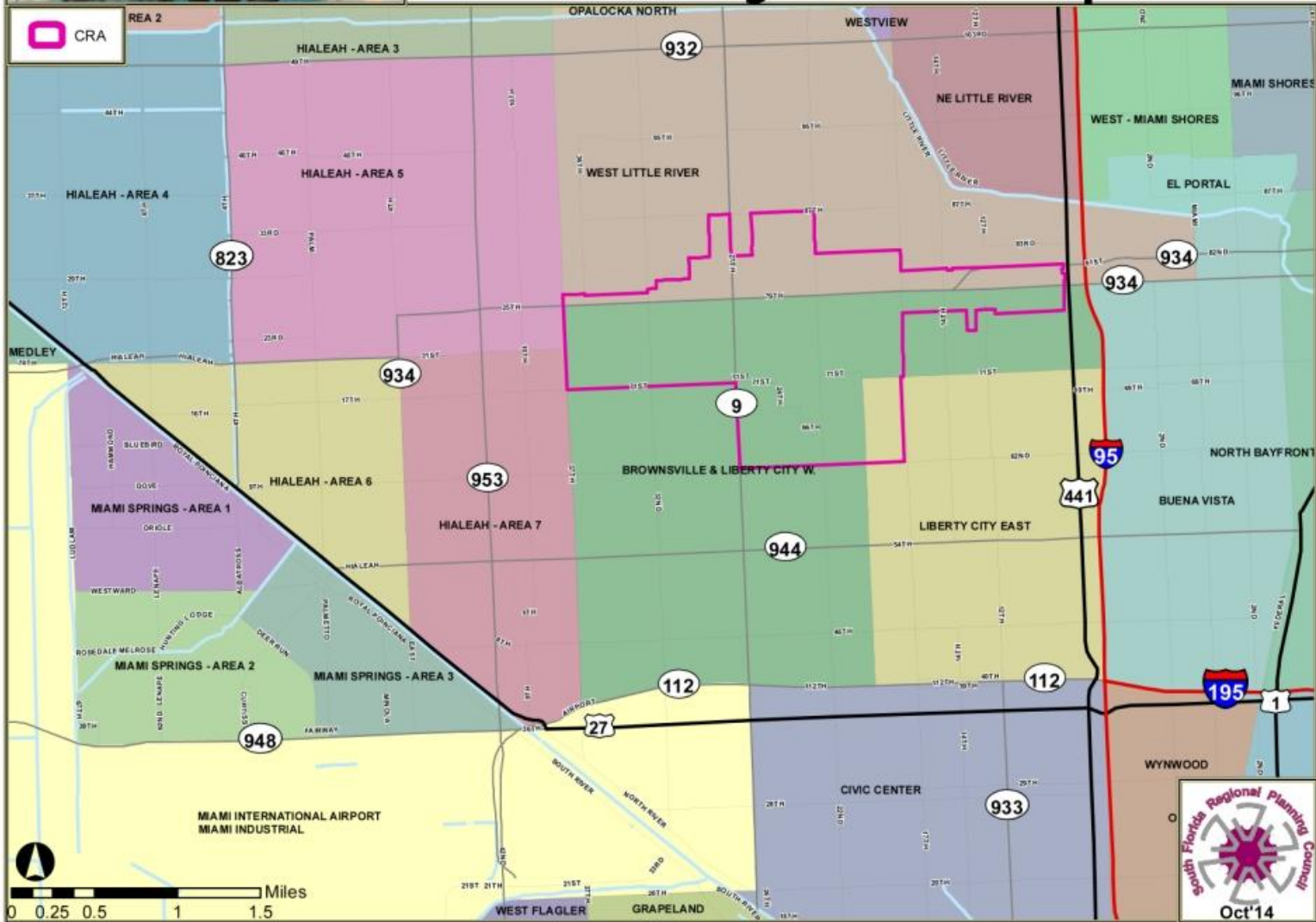


# 79th Street Corridor Initiative CRA Boundary



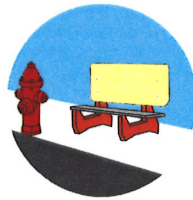


# 79th Street Corridor Initiative Traditional Neighborhoods Map



# Approach

- The 79<sup>th</sup> Street Action Plan provides a comprehensive, collaborative, project-focused, and action oriented approach to broad-based prosperity development in the 79<sup>th</sup> Street Corridor community.
- Builds upon the wealth of information, studies, stakeholder surveys and interviews, recommendations, actions, and investments that have been conducted over the years.
- Provides community history and profile
- Provides local, state, regional, and national context
- Developed through review of existing documents, new research, data, meeting with residents and business leaders
- Plan vetted with the 79<sup>th</sup> Street Corridor Steering Committee
- Contains the most broadly supported and “transformative strategies” to bring about meaningful progress
- Highlights community assets, challenges, and opportunities
- Provides an Action Matrix with outcomes, objectives, and short-, medium-, and long-term strategies with ranges of costs and funding sources



**SUSTAINABILITY & TRANSPORTATION**

**Outcome 2: A Neighborhood that is environmentally sustainable, attractive and invites investments**

**IMPROVE THE ATTRACTIVENESS OF THE BUILT ENVIRONMENT**

Action Steps	Responsible Entities	Time Frame	Resources	Costs	General Indicators of Success
<p><b>Make critical streetscape and entryway improvements</b>                      **Conduct Beatification Day - tree planting and painting day volunteer program**</p> <ul style="list-style-type: none"> <li>Identify key community gateway corridors and properties including:                              NW 79<sup>th</sup> Street &amp; NW 7<sup>th</sup> Ave                              NW 79<sup>th</sup> Street &amp; NW 27<sup>th</sup> Ave</li> <li>Install between residential and industrial areas and between the roadway and sidewalk</li> <li>Establish an "Adopt a Street" program</li> <li>Improve Roadway, Sidewalk and Parking Conditions</li> </ul>	<p><b>79<sup>th</sup> St Int.</b>                      MDCRER                      Commissioners                      PSC                      *City of Miami</p>	<p>ST-LT</p>	<p>1, 2, &amp; 3</p>	<p>\$ -                      \$\$\$\$</p>	<p>Number of roadways and sidewalks brought up to DOT/MDC levels of service standard</p> <p>Miami-Dade and the City of Miami design and fund a shared entryway project on 79<sup>th</sup> Street on both sides of I-95</p>
<p><b>Address code enforcement issues</b></p> <ul style="list-style-type: none"> <li>Work with code enforcement to clean up, beautify and green gateway and other properties that don't meet maintenance standards</li> <li>Participate in code enforcement site visits</li> <li>Compile code enforcement issues already identified by MDC</li> <li>Identify programs that assist with addressing code enforcement repairs</li> </ul>	<p><b>79<sup>th</sup> St Int.</b>                      MDCRER                      Commissioners</p>	<p>Ongoing</p>	<p>1, 2, &amp; 3</p>	<p>\$\$</p>	<p>Reduction of code violations</p> <p>Vacant properties are cleaned up and put into productive use</p>
<p><b>Establish façade improvement program for businesses</b></p> <ul style="list-style-type: none"> <li>Identify funding sources</li> <li>Secure funding</li> </ul>	<p><b>79<sup>th</sup> St</b>                      CRA</p>	<p>MT</p>	<p>1 &amp; 3</p>	<p>\$\$</p>	<p>Number of facades improved</p>



# Place-based and People-based

## Economic and Community Development Components Must Work Together to Create an Environment for Positive Change

### PLACE-BASED

- Ensure community amenities, such as affordable daycare and transportation are available to accommodate the needs of residents
- Transportation systems can take people to where the good paying jobs are located
- A mix of housing choices including affordable, workforce, and market rate housing attractive to existing and new residents
- Public investment in infrastructure, roadway improvements, and amenities needed to support desired development and attract private investment in the area that will create good paying jobs for area residents and others
- Land use, zoning updates, environmental cleanup, and area marketing/branding to encourage new investment in development and redevelopment
- Enhance real and perceived community and public safety; Improve community aesthetics
- Diversification of the mix of businesses to include greater commercial, retail, and office space opportunity
- Develop new or upgraded commercial, retail, and office space for businesses
- Implement CPTED principles, complete streets, and provide opportunities for increased physical activity, fresh foods, and healthier lifestyles

### PEOPLE-BASED

- Education / work-force training to prepare people for employment; particularly jobs that are expected to grow in the future
- Good paying jobs that provide sufficient income to support local businesses, families, and expanded housing market
- Increased access to programs that can assist small businesses with needed capital, business improvements, building rehabilitation, training, and mentorship
- Innovative partnerships between key institutions, community residents and stakeholders to develop and implement a shared community and economic development agenda
- Policies to ensure that as development and redevelopment occurs, existing residents and businesses benefit from the activity and are not displaced from the community as a result
- Enhance real and perceived community and public safety; improve community aesthetics
- Broad-based political support, will, and funding strategies to support needed investments

# Key Findings

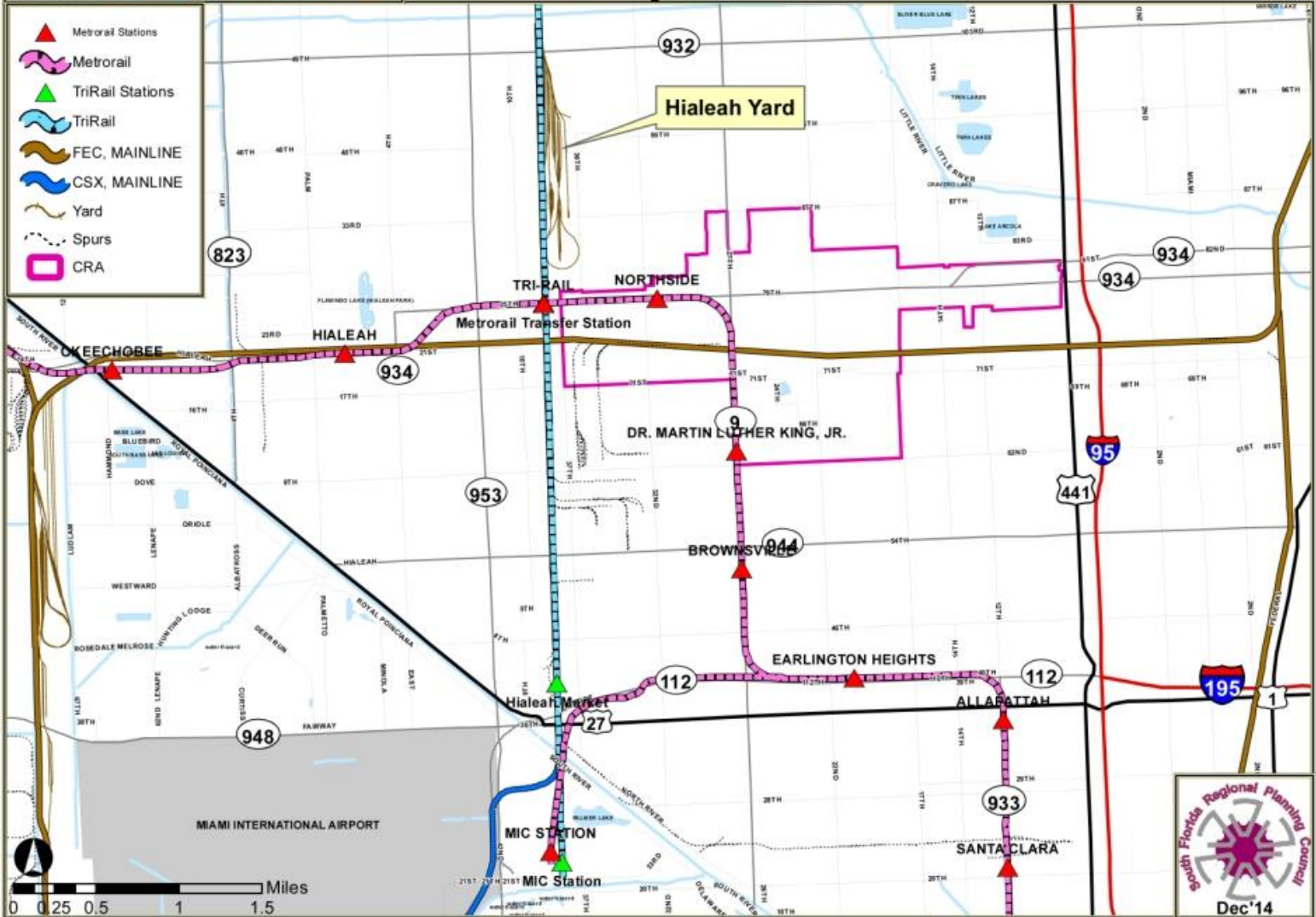
- Much of the research, planning, and policy framework to support transformational change has been put in place
- Progress has been made with the support of elected leaders and community, philanthropic, public, and private partners
- Priority Action Items focused on:
  - Create a Range of Housing Options
  - Improve the Appearance and Vitality of the Built Environment
  - Foster Economic Development and Create Diverse Employment Opportunities
  - Create an Environment that Supports Healthy Behaviors
  - Create Ladders of Opportunity through Lifelong Learning
  - Build and Maintain Community and Steering Committee Capacity and Engagement
- The Action Items are a point of beginning, not ending. They will be updated and added to over time.

## Some Key Assets

- Contains some of the County's most extensive transportation infrastructure including:
  - Amtrak's southernmost station at Hialeah Rail Yard
  - Portions of three rail corridors – SFRTA, MetroRail, CSX, FEC
- New investment – Walmart, Northside Transit Station, Arcola Lakes Library and Police Station
- Poinciana Industrial Park and underutilized industrial corridors adjacent to rail
- High traffic business corridors with ample opportunity for redevelopment
- Multiple economic development designations offering incentives for business investment
- Affordable housing and land
- County ownership of properties to facilitate redevelopment
- Connectivity to key employment centers
- High and dry in 2100 – the area is not vulnerable to flooding
- Policy frameworks developed and adopted
- Committed group of community leaders and public, private, nonprofit, and philanthropic stakeholders



# 79th Street Corridor Initiative Transit Map





# 79th Street Corridor Initiative Select Miami-Dade County Owned Properties in the Poinciana Industrial Park Area



Miami-Dade Owned Properties



# Some Challenges

- Higher unemployment / lower incomes
- Lower educational attainment and performance
- Brownfields
- Older and smaller housing stock when compared to the County as a whole
- Limited employment opportunities
- Aging business infrastructure
- Poor health outcomes
- Need for mixed-income and market rate housing
- Lack of adequate infrastructure
- Vacant and underperforming parcels
- Shallow, non contiguous parcels
- Neglected properties and corridors that need to be cleaned up and maintained
- Lack of attractive community gateways
- Lack of sufficient landscaping
- Lack of complete streets with little consideration to the needs of pedestrians, transit users, cyclists, and other users

# Looking to the Future

How do we continue to bridge the gap between research and planning to investment and implementation?

How do we change the conversation from one of assisting a community in need to one of realizing the untapped potential of community of opportunity?

How do community stakeholders and champions speak with one voice and best use their talent, knowledge, and influence to support, attract, and direct needed investment to the community?

How do these stakeholders and champions provide support to elected leaders who can drive investment to the area?

# What is Unique about this Effort?

The 79<sup>th</sup> Street Corridors Partners in Progress Initiative is unique in that there is now a core group of partners committed to working across sectors and organizational boundaries to bring about transformational change over the long-term through “Collective Impact.”

This partnership is being solidified through the execution of Memorandums of Understanding between NHSSF and key partners outlining commitments and action steps



Community Development

