



Corcoran Neighborhood Revitalization Plan

**Phase II
Approved December 2004**

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Introduction to the Plan

The Corcoran Neighborhood Organization's (CNO) Board and NRP Phase II Steering Committee proudly present the following plan. Corcoran has benefited immensely from NRP Phase I and we anticipate building upon that success with Phase II.

CNO has done an outstanding job of leveraging NRP funds to bring in additional dollars. Our Phase I Evaluation highlights our major accomplishments and illustrates how we were able to leverage millions of dollars. Leveraging and maximizing NRP funds remains a strong goal for CNO.

This document is presented as a guide for CNO. Our community is strong and full of assets and energy. As we implement Phase II, we will build from this strong foundation a place where everyone is welcome. We will strengthen new and existing businesses, foster partnerships, engage residents, develop new programs, connect youth, improve current programs, leverage funds and maintain a high level of livability.

Throughout this entire process, we were committed to the values of respect, inclusiveness, diversity and the well being of all in our community. These ideals cannot be seen individually with each goal, objective or strategy, but rather in the inter-related collections of actions necessary to maintain and strengthen our already vibrant community.

NRP Phase II Planning Process

CNO started planning for Phase II in August 2002 when the board, committees and staff evaluated the entire work of the organization and set long and short term goals. A formal Evaluation of NRP Phase I was completed in January of 2004. This evaluation included a random-sample door-to-door survey of the entire neighborhood. In addition, students from the University of Minnesota identified and conducted surveys of Latino residents and business owners as part of the Midtown Latino Organizing Project.

Armed with concrete goals for the organization, input from the community and a clear understanding of what worked in Phase I, the NRP Steering Committee began working on a draft of the Phase II Plan in June 2004. They used the following methods to get the word out about the plan:

- At least one article or announcement about the NRP Steering Committee process in the Corcoran Neighborhood News (CNN) from August to November. The paper is hand delivered to every household every month.
- Published the entire plan in the November issue of CNN.
- Included a survey in the June issue of CNN to ask residents what their concerns are in the neighborhood and what they'd like to see improve.
- Volunteers talked to residents about the plan at the Midtown Public Market on September 28.
- Volunteers and block club leaders door-knocked and hosted informational meetings on their blocks during October and November 2004.
- Neighborhood wide meeting on November 30, 2004 to approve the plan

Neighborhood Description

Corcoran neighborhood lies between Lake Street, 36th Street, Cedar Avenue and Hiawatha Avenues. According to the 2000 census data, there are 4,228 people in Corcoran in 1,547 households. Corcoran may be small but it is home to many assets including Corcoran Park, South High School, the Midtown Public Market, five churches, Anishinabe Academy, the Midtown YWCA, and the Midtown/Lake Street LRT station.

According to the 2000 census, 483 of the families in Corcoran have children, and 49 % of those are headed by a single parent. The median age in Corcoran is 30 with the highest number of people in the 25 to 34 year old range.

Corcoran is an urban residential neighborhood, bounded to the east, north and west by high traffic streets. We have good access to transit options including bus routes and the LRT. Corcoran developed and adopted (as has the City) the Corcoran Midtown Revival Plan to guide redevelopment along the Lake Street corridor.

The Corcoran Neighborhood Organization has been in existence since the mid-70s. During this time we have held general membership meetings open to all residents, and involved residents through active committees which currently include; Housing, Land Use & Transportation, Midtown Public Market Advisory, Outreach & Fundraising, and Restorative Justice. We have published The Corcoran Neighborhood News since 1985.

Funding Allocations

Total Plan Amount \$410,440

Funding Allocations Based on Plan Components

<u>Plan Components</u>	<u>Plan Amount</u>	<u>Percentage of Plan Total</u>
Housing	\$290,000	70%
Community Participation & Outreach	\$120,440	30%
Total	\$410,440	100%

Housing

Goal 1: Improve condition and appearance of housing in Corcoran through grass roots organizing

Objective 1: To maintain a Housing/Development Coordinator on staff at CNO

Strategy 1: This person will work closely with our program administrator, market NRP and non-NRP housing programs, assist residents through the process, and connect to existing programs. They will raise funds to supplement NRP housing dollars. They will also educate residents about housing maintenance, home repair, financial responsibility of homeownership, and hiring a contractor. They will work closely with residents to create block fix-up programs and maintain an active Housing Committee. They will host the Corcoran Problem Property Caucus which brings in resources to address problems in the neighborhood. They will work with the Land Use & Transportation committee to advocate for new housing as per the Midtown Revival Plan and work with developers to ensure a neighborhood voice in the redevelopment efforts. This person will help guide Corcoran residents through the logistics of Phase II and ensure that Corcoran meets its housing goals.

NRP Phase II Resources= \$163,000

Contract Manager: NRP

City Goal Addressed by this strategy: Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

Unified Housing Policy Compliance: 1. Consistency with the Minneapolis Plan and General Principles.

Objective 2: To improve the overall quality of rental property in Corcoran

Strategy 1: Promote owner occupied rental housing by creating housing programs that encourage owner occupancy

Strategy 2: Educate property managers, owners and renters about the neighborhood and its expectations

Strategy 3: Report any problem rental property to the Problem Property Caucus for review

- Strategy 4:** Work to create and maintain well-managed, affordable rental units in the neighborhood.
- Strategy 5:** Build relationships with quality property managers and owners in and out of the neighborhood

NRP Phase II Resources= As resources become available

Objective 3: Maintain homeownership levels

- Strategy 1:** Encourage owner occupancy
- Strategy 2:** Increase opportunities for people to become homeowners in the neighborhood by marketing home buyer's programs

NRP Phase II Resources: As resources become available

Objective 4: Advocate for new construction (where appropriate) and the Midtown Revival Plan

- Strategy 1:** Advocate for the replacement or rehabilitation of vacant and boarded structures
- Strategy 2:** Encourage affordable rental and ownership options in any redevelopment project
- Strategy 3:** Promote and encourage mixed-use development along Lake Street
- Strategy 4:** Encourage developers to utilize energy efficient building designs
- Strategy 5:** Work with developers and the City of Minneapolis through the site acquisition and preparation process for new construction

NRP Phase II Resources: As resources become available

Goal 2: Improve overall housing stock in Corcoran by offering financial tools or incentives

- Objective 1:** To continue to fund small matching grant programs that give residents the incentive to make safety, energy efficiency and exterior improvements to their homes.
- Objective 2:** To use NRP funds to help property owners improve their existing structures by offering a low interest rate loan fund
- Objective 3:** To use NRP funds to help property owners improve their existing structures by offering a low interest subsidy program

Objective 4: To use NRP funds to help rental property owners improve their existing structures by offering a Rental Property Improvement Loan fund

Objective 5: To use NRP funds to help property owners whose homes are in the most need of exterior improvements by offering a deferred loan program

Objective 6: To use NRP funds to help renters become first-time homebuyers in Corcoran

Objective 7: To use NRP funds to help low-income Corcoran homeowners in a housing emergency

Strategy: CNO may choose to participate in the NRP Housing Investment Fund program by selecting programs that best fit the needs of the neighborhood and allowing residents to decide which program they would like to access. Or, CNO may decide to set up programs directly with a program administrator that address the objectives listed above. CNO would like to make it as easy as possible for residents to access whichever program best fits their need.

NRP Phase II Resources: \$127,000

Contract Manager: Development Finance Division

City Goal Addressed by this strategy: Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

Unified Housing Policy Compliance: 1. Consistency with the Minneapolis Plan and General Principles.

Community Participation & Outreach (CP&O)

Goal 1: Provide the framework needed to accomplish our CP&O goals

Objective 1: To maintain an Executive Director on staff at CNO

Strategy 1: This person will provide planning, oversight, evaluation and monitoring services to all programs, finances, staff, NRP contracts, new program development and outreach activities. As noted elsewhere in this plan, the Executive Director will work on implementation of all strategies in this plan, including those that are not funded through NRP. It is estimated that the Executive Director's time will be spent in the following areas: 20% on administrative matters, 10% on housing issues, and 70% on non-housing issues.

NRP Phase II Resources: \$120,440 (35,232.50 from Phase II Plan Development Advance Funds)

Other Sources: \$145,000

Contract Manager: NRP

City Goal addressed by this strategy: Promote public, community and private partnerships to address disparities and to support strong, healthy families and communities.

Objective 2: To maintain an office space and supplies to operate CNO programs

Strategy 1: Have sufficient funds for office and event supplies, maintenance, staff training, accounting, insurance, utilities, office equipment, postage and all other related operating expenses.

NRP Phase II Resources: \$0

Other Sources: Approx. \$30,000 per year

Goal 2: Become better connected with our Latino residents and business owners

Objective 1: Increase the participation of Latino's in CNO by creating programming that address the changing demographics in the neighborhood.

Strategy: CNO has partnered with the Longfellow Community Council and the Resource Center of the Americas on the Midtown Latino Organizing Project. The goal is to hire a Latino Organizer to do outreach specifically geared to address the concerns and interests of the growing Latino population in the area. CNO will seek non-NRP funding in the form of grants to support this position.

NRP Phase II Resources: \$0
Other Sources: \$50,000 per year

Goal 3: Create opportunities for neighbors to meet and interact

Objective 1: To bring our diverse community together

Strategy 1: Host events such as the Corcoran Corn Feed, Neighborhood night, Volunteer Recognition Dinner, Chatterbox fundraiser, etc.

Strategy 2: Continue the Corcoran Block Rep. and Welcome Wagon Programs

NRP Phase II Resources: As resources become available

Goal 4: Support neighborhood based businesses

Objective 1: To support home based businesses in Corcoran.

Objective 2: Promote existing and attract new local businesses which serve the needs of the community and provide job opportunities to area residents.

Strategy: CNO will help business owners organize a business committee that will offer support to and the promotion of local and home based businesses. Staff will also research and connect business owners to programs that may be of assistance to them.

NRP Phase II Resources: As resources become available

Goal 5: Implement the Corcoran Midtown Revival Plan

Objective 1: To create transit oriented development within the ½ mile radius of the Midtown/Lake Street LRT station.

Objective 2: To attract new businesses to provide services for area residents and LRT riders.

Objective 3: To increase the number of housing units, both rental and ownership options, in the development area.

Strategy 1: Continue to recruit talented members to the Land Use & Transportation Committee

Strategy 2: Maintain a staff person who is knowledgeable about Land Use issues

Strategy 3: Work with developers, CPED and City Officials to implement the Midtown Revival Plan

NRP Phase II Resources: As resources become available

Goal 6: Increase use of alternative forms of transportation for Corcoran residents

Objective 1: To increase Light Rail Transit and bus use by residents.

Objective 2: To increase commuter and recreational bike use.

Strategy: Promote alternative forms of transportation through education for new and existing residents. Promote *Transit Mortgages* in the neighborhood.

NRP Phase II Resources: As resources become available

Goal 7: Maintain and Improve the Midtown Public Market

Objective 1: To continue to operate the market in partnership with the Central MN Vegetable Growers Association and 6 neighborhood partners

Objective 2: To maintain sufficient staff to operate the market

Objective 3: To continue to create a vibrant community gathering place that provides the freshest of locally grown produce

Strategy 1: The market is Corcoran's #1 program priority. It is dependant on its partnerships, staff and volunteers to operate each year. The market committee will continue to evaluate its long-term options to ensure that a market is a strong component in any future development at the site.

NRP Phase II Resources: \$0
Other Sources: Approx. \$70,000 per year

Goal 8: Continue the Corcoran Neighborhood News

Objective 1: To maintain the monthly publication of the Corcoran Neighborhood News which provides valuable communication between CNO and its residents and business owners.

Strategy 1: Maintain a Newspaper Editor on staff

NRP Phase II Resources: \$0
Other Sources: \$10,000 per year

Goal 9: Increase the Safety and Livability of the Neighborhood

Objective 1: To maintain the Midtown Community Restorative Justice Program (MCRJ) in partnership with the Powderhorn Park neighborhood Association (PPNA)

Strategy 1: Continue to have representation from Corcoran on the MCRJ council

Strategy 2: Help to support MCRJ financially when possible

NRP Phase II Resources: \$0
Other Sources: The Program budget is approx. \$135,000 per year (PPNA is the fiscal agent)

Strategy 3: Community Oriented Public Safety Initiative Reserve Fund (COPS)

Utilize directed patrolling services as outlined in the COPS proposal and contract with the Mpls. Police Department (3rd precinct)

NRP Phase II Resources: \$16,735.71 (COPS Funds)

Objective 2: To address problem properties in the neighborhood that cause a nuisance to others or are not being maintained

Strategy 1: Maintain involvement on the Problem Property Caucus

Strategy 2: Work with CCP/SAFE and block club leaders

Objective 3: To decrease prostitution in the neighborhood

Strategy 1: Continue to support groups like NAG, Restorative Justice, PRIDE, 3rd Precinct Advisory Council and Volunteers of America

Phase II NRP Resources: \$0 (included in Goal 1)

Goal 10: Support Corcoran Youth

Objective 1: To partner with local organizations and individuals to create unique opportunities for youth in Corcoran.

Objective 2: To connect youth to local programming

Strategy 1: Because there are many great youth serving institutions in the area, CNO will not place a heavy emphasis on developing youth programming. It will focus on promoting existing youth programs and work to continue our good relationship with Corcoran Park, the YWCA, the YMCA, Anishinabe Academy, South High and Atrebla Early Learning Center.

Strategy 2: Staff will support volunteers in creating unique opportunities for our neighborhood youth.

Phase II NRP Resources: As resources become available