



SEOPW CRA

Southeast Overtown/Park West Community Redevelopment Agency
Creating opportunities for community empowerment

PROJECT HIGHLIGHTS



SAWYER'S WALK AT BLOCK 55
MIXED-USE DEVELOPMENT WITH 578 AFFORDABLE HOUSING UNITS FOR SENIORS, INCLUDING LAND CONVEYANCE AND A HOUSING SUBSIDY PROGRAM
\$8 MILLION CONTRIBUTION



RED ROOSTER OVERTOWN
A HISTORIC PRESERVATION AND ADAPTIVE REUSE PROJECT, EXPANDING THE BRAND FROM NEW YORK TO MIAMI
\$1.7 MILLION CONTRIBUTION



MIAMI WORLDCENTER
MIXED-USE DEVELOPMENT FEATURING RESIDENTIAL, RETAIL, OFFICE, HOTEL, AND ENTERTAINMENT SPACE.
TO DATE, \$23.9 MILLION TIF REBATE

SEOPW CRA OVERVIEW

WHY COMMUNITY REDEVELOPMENT AGENCIES (CRA) MATTER

- CRIME REDUCTION, PROPERTY VALUE INCREASES, AND ECONOMIC GROWTH BENEFIT ALL OF MIAMI-DADE COUNTY.
- **TAX INCREMENT FINANCING (TIF) REINVESTS LOCAL REVENUE BACK INTO THE COMMUNITY.**
- **WITHOUT THE CRA, THESE AREAS WOULD CONTINUE TO SUFFER FROM UNDERINVESTMENT AND NEGLECT.**



SCAN THE QR CODE TO SEE OUR FACADE PROGRAM

Affordable & Workforce Housing

- 1,000+ new affordable housing units built, preventing displacement.
- \$150 M+ invested in housing projects like Sawyer's Walk, Plaza at the Lyric, and Courtside Apartments.
- Additional Projects Include: IslandLiving, St. John Plaza Apartments
- Hundreds of families were provided with safe, sustainable living spaces.
- Housing subsidy programs

Economic Development & Job Creation

- Local businesses are supported through grants and incentives.
- Thousands of jobs have been created through workforce development partnerships.
- \$50 M+ in CRA funding dedicated to business revitalization and job training.

Historic & Cultural Preservation

- 3+ historic landmarks restored, including the Lawson E. Thomas Building and Ward Rooming House.
- Increased tourism & economic activity through cultural site preservation.
- Commitment to protecting Overtown's rich history and legacy.

Infrastructure & Public Spaces

- 10+ miles of improved streetscapes, lighting, and sidewalks for safer neighborhoods.
- Multiple parks & community spaces redeveloped, including the 9th Street Pedestrian Mall.
- Millions invested in public space enhancements to promote community engagement.

SEOPW CRA DOLLARS AT WORK

OVERVIEW BELOW REFLECTS SEOPW CRA HIGHLIGHTS

HOUSING



BLOCK 55/SAWYER'S WALK
578 AFFORDABLE HOUSING UNITS

SIR JOHN GUEST HOUSE
23 AFFORDABLE HOUSING OPPORTUNITIES
\$950,000

\$8.7M **PROPERTY ACQUISITION**
110,250 SQUARE FEET ACQUIRED FOR AFFORDABLE HOUSING IN FY 23-24

COURTSIDE APARTMENTS, PHASE 2
120 AFFORDABLE HOUSING UNITS

QUADPLEX DEVELOPMENT
4 OPPORTUNITIES FOR HOMEOWNERSHIP
\$2.3M

HISTORIC PRESERVATION

LAWSON E. THOMAS BUILDING
\$374,000 INVESTMENT FOR REHABILITATION AND REUSE

HISTORIC CHURCHES
\$2.2M INVESTMENT FOR REPAIRS AND IMPROVEMENTS



FACADE IMPROVEMENTS

FACADE BEAUTIFICATION AND WORK TRAINING PROGRAM
TO DATE, \$1.9M

57 HOUSEHOLDS ASSISTED

6 COMMERCIAL PROPERTIES ASSISTED

ECONOMIC DEVELOPMENT



\$23.9M
INVESTED TO DATE IN MIAMI WORLDCENTER RETAIL + HOUSING

PLACEMAKING

9TH STREET PEDESTRIAN MALL
\$300,000 INVESTMENT FOR DESIGN SERVICES

\$15M INTENDED ALLOCATION FOR THE PROPOSED CHANGES

MOBILITY \$17.5M

TRI-RAIL DOWNTOWN MIAMI LINK PROJECT
105 RESIDENTS REGISTERED FOR FREE RIDERSHIP

TRANSFORMING OUR COMMUNITY

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SEOPW CRA PLANNING FOR THE FUTURE

SEOPW CRA LAUNCHED **\$175 MILLION** BOND ISSUANCE TO DRIVE COMMUNITY TRANSFORMATION

The 2025 Redevelopment Projects showcase our commitment to fostering sustainable growth and enhancing the quality of life within the redevelopment boundaries. This transformative series of initiatives includes:

Developer Grants

Major investments in projects like:

- **Rainbow Village I** by Housing Trust Group: 310 units of affordable/workforce housing, a community center, daycare, and local business space.
- **Courtside Apartments** by Housing Trust Group and AM Affordable Housing: Two 5-story residential buildings and a parking garage.
- **Atlantic Station** by Block 45, LLC: A dynamic mixed-use, transit-oriented development.
- **Culmer Gardens & Culmer Place Redevelopment** by Atlantic Pacific Communities: Replacement of current public housing sites with more than 1,000 mixed-income units.



BOND PRIORITIES: HOUSING, INFRASTRUCTURE, AND COMMUNITY INVESTMENT

- **Affordable Housing Development:** A new five-story, 24-unit building owned by SEOPW CRA, expanding affordable options in the community.
- **Public Parking Garage:** A state-of-the-art facility owned by CRA and operated by the Miami Parking Authority, enhancing mobility.
- **Mixed-Use Affordable Housing:** A new development at 1141 NW 3rd Avenue and surrounding sites, providing mixed-income housing for residents with affordability levels between 60% and 120% of the area median income (AMI).
- **Placemaking/Infrastructure:** 9th Street Pedestrian Mall major improvements will enhance walkability and create a vibrant, attractive public space.
- **Community Grants:** Funding for Girl Power Rocks, Inc. to develop “Mama Hattie’s House,” a sanctuary for young women, and a grant to the South Florida Transportation Authority for regional infrastructure improvements.
- **Adaptive Reuse:** Transforming the former Women’s Detention Center into a museum space for art and culture.



WOMEN'S DETENTION CENTER
ADAPTIVE REUSE PROJECT
\$25 MILLION CONTRIBUTION



ATLANTIC STATION
MIXED-USE HOUSING DEVELOPMENT
\$10 MILLION CONTRIBUTION



CULMER PLACE RENDERINGS
MIXED-USE INCOME HOUSING DEVELOPMENT
\$10 MILLION CONTRIBUTION

PROJECT HIGHLIGHTS



FAÇADE BEAUTIFICATION AND WORK TRAINING PROGRAM
FAÇADE IMPROVEMENTS FOR RESIDENTIAL AND COMMERCIAL PROPERTIES TO DATE, **\$1.9 MILLION**



MAKE-A-WISH SOUTHERN FLORIDA FINKER-FRENKEL WISH HOUSE
QUALITY OF LIFE INVESTMENT
\$2 MILLION CONTRIBUTION



9TH STREET PEDESTRIAN MALL
PROPOSED DESIGN FOR THE 9TH STREET PEDESTRIAN MALL
\$15 MILLION ESTIMATED PROJECT COST