



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 **110,250** **PROPERTY ACQUISITION**
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