



ANNUAL REPORT 2021



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Message from the Director

This community redevelopment agency is located within the City of Miami, a City that is experiencing rapid growth both socially and economically. The Omni Community Redevelopment Agency is tasked with eliminating and preventing the growth of slum and blight while providing housing affordability. As the Executive Director my number one goal is the success of our Community. Our team, our community partners, our board and I are committed to achieving and implementing the goals and vision of the Omni CRA chairperson, and delivering results that will enhance the area now and into the future.



This report highlights the work the Omni CRA is currently doing and also highlights some projects for the future. We aim to provide a better quality of life for our citizens and create opportunities to enhance development and jobs growth.

Thank you,

H. Bert Gonzalez
Executive Director
Omni Community Redevelopment Agency

2021 Omni CRA Board Members



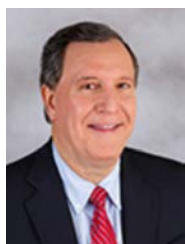
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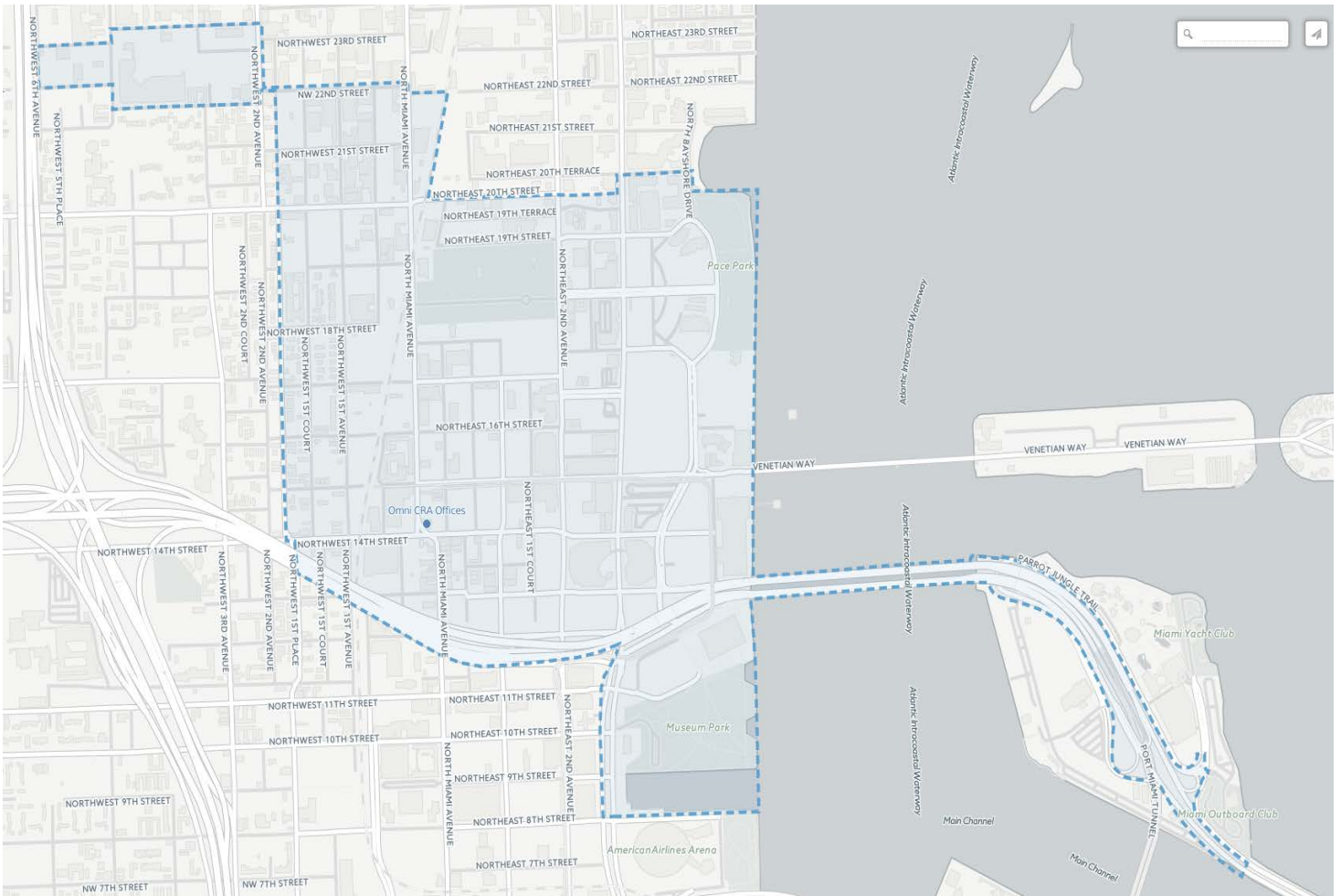
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Omni CRA Boundaries



Mission

To revitalize our redevelopment area and improve the quality of life with good planning, business assistance, affordable housing, innovative policing, and the implementation of sound infrastructure improvements and to generate successful redevelopment projects, from both the private and public sector, thereby achieving the complete eradication of slums and blight from the targeted areas.

Who We Are

In 1987, the city of Miami formed the Omni Community Redevelopment Agency (Omni CRA) to carry out renovation and revitalization activities within the boundaries of [the designated redevelopment area](#). As mandated by the Community Redevelopment Act of 1969 ([Florida Statutes Chapter 163 Part III](#)), Omni CRA's purpose is to:

- Revitalize neighborhoods within the Omni CRA
- Aid in successful development projects of both the public and private sector
- Alleviate conditions contributing to slum and blight
- Encourage the creation of housing attainable to all

Our Values

Omni CRA is a values-driven organization guided by four core principles.

Vision



We envision a vibrant neighborhood where people from all different walks can afford to live, work and make an impact.

Opportunity



Where others see challenges, we see opportunity. We work to create opportunities for all residents.

Activation



We bring diverse ideas and people together to renew areas and create a vibrant community.

Connection



Sharing what we know and learning from others, we can develop more effective solutions.

Housing

16 Corner - 1540 NW 1st Ct.



This ongoing project is an historic renovation and restoration of five 1950s garden apartment buildings in the Overtown section of the Omni CRA. The buildings were originally housing for construction workers, other laborers, and their families, before the Interstate freeway was built, destroying much of Overtown.

The CRA has partnered with 16 Corner, LLC, a group composed of developer Avra Jain's Vagabond Group and Mt. Zion CDC, to help purchase the buildings and stabilize rents, preventing displacement and keeping the existing tenants there. The renovation will occur in a phased process that will allow individual tenants to relocate on site while their apartment is under construction. The landscaping, new windows, roofs, and exterior improvements will continue our aesthetic improvements of the neighborhood, while reviving the historic character of these buildings.

This project was awarded the 2020 Roy F. Kinzie Outstanding Housing Project Award by the Florida Redevelopment Association.



14th Street Tower - 1445 N. Miami Ave.

The Omni CRA and NR Investments have partnered to construct a gorgeous tower in the Omni “Arts & Entertainment” neighborhood, surrounding the historic Firehouse No. 2, which are the offices of the Omni CRA. This project will provide 120 units of much-needed affordable and low-income housing within the redevelopment area, as well as a significant amount of market rate housing. The CRA’s Extension of Life and an ongoing TIF rebate will ensure that these units stay affordable until the sunset of the Agency in 2047.



Uni Tower - 70 NE 17th Street



The CRA and NR Investments have partnered to construct the first CRA project using Opportunity Zone investments to build a fully rent-restricted building in the Omni “Arts & Entertainment” neighborhood. This project will provide much-needed affordable and workforce housing units within the redevelopment area. NR has broken ground on a 29-story tower on land it owns, creating a mixed-use project comprising 252 multi-family residential units, entirely rent-restricted; and approximately 6,000 sq. ft. of ground floor commercial use on the ground floor.

Ground floor retail will bring life to the street, and the rent restrictions within this project will ensure that the residential units are available to low-income households and households who can afford “workforce” rents, including teachers, police officers, firefighters, nurses, and recent college graduates, among other professions.



Bowles Apartments - 1851 NW 1st Ct.



This 6-unit apartment building in Overtown has been owned by the Bullard family for 30 years. Time and water damage had led it to need a serious renovation.

Rebuilding Together, a nonprofit corporation oversees and manages this project for the CRA. All six units will be rent restricted after the completion of the construction work. Projected to open Spring of 2022.



Before



After - down to the studs, new plumbing, floor, electrical, insulation...



Casa Mia - 1815 NW 1st Ct.

This 12-unit 3-story apartment building in Overtown has gotten a full gut rehab and a facelift. The CRA is funding developer Upturn Group to fix the roof, windows, drywall, plumbing, railings, and stairs and to add new appliances and floors. A portion of the units in the building are rent-restricted and a portion are market rate.



Before



After

Wynwood Works - 2043 N. Miami Ave.



A Request for Proposals was posted for development of the Omni CRA-owned half-acre assembly in the Wynwood BID. The winning project was Magellan Housing's Wynwood Works Project in partnership with Udonis Haslem and Haslem Housing Ventures, Miami Light Project, the Bakehouse Art Complex, and the Miami Homeless Trust. Through these partners the project will deliver over 100 income restricted units, including extremely low-income units, designated artist homes set-aside for local community artists, all the way up to higher-wage workforce units. Modern and attractive on-site amenities will be available to residents including an open-air deck, a community room, and private offices and co-workspace.

Wynwood Works will be a signature 12-story, green-certified, mixed-income and mixed-use development. It will be a truly unique, mixed income community, serving residents transitioning out of homelessness up to residents at 140% AMI. An exciting and dramatic example of the success that can be achieved when the public and private sectors work together to tackle our communities affordable and workforce housing crisis. The construction of significant deep targeted mixed-income housing on this site that will seamlessly fit into the neighborhood and will exceed the standards of the City of Miami's Attainable Mixed Income Housing ordinance, will demonstrate the City of Miami's unwavering commitment to ensure quality affordable housing for working residents in all its neighborhoods.

School Board Project



The Omni CRA has continued negotiations with the School Board of Miami-Dade County to redevelop their 10.5 acre administrative site within the CRA. Omni CRA is proud to host the School Board and its employees in our neighborhood, and would like to keep their offices within the area, but also realizes that their site is a great redevelopment opportunity. The CRA also has analyzed the potential tax revenue that a redevelopment on the school board property could generate, and it is substantial. The CRA and the School Board are working together to investigate pathways to development for their current surface parking lots and aging buildings, as well as possibly relocating and expanding their administration building, WLRN, their parking facilities, and the iPrep Academy—a county Magnet School of Excellence—and enhancing Phillis Wheatley Elementary School in Overtown. The Miami-Dade County School Board and the CRA Board of Directors have each passed resolutions in support of these common goals, and this work will continue. This project is dependent on the Extension of Life of the CRA to 2047 as discussed below.

Extension of Life

The Omni CRA, City of Miami, and Miami-Dade County have negotiated a new interlocal agreement extending the life of the CRA from 2030 to 2047. This increases the capacity of the CRA to take on larger projects and dramatically improves the TIF timeline, allowing an estimated \$400M in currently untaxed property to be added to the tax revenue.

Historic Preservation



Dorsey Library

Dorsey Library, bequeathed to the City of Miami by Overtown's first black millionaire, D.A. Dorsey in 1941, was the second library to serve the African-American public and is located in Overtown. It was the first city-owned building constructed specifically for library purposes, and was used for 20 years and then abandoned and left to fall into disrepair. The Omni CRA committed \$850,000 to restore this historic gem. The Dorsey Library currently houses a digital film archive and Florida Film House's production workshops for kids.

Citizens Bank Building

The Omni CRA has purchased the historic 1925 Citizens Bank Building, designed by H. George Fink, and has hired RJ Heisenbottle Architects to perform the Architecture & Engineering to preserve this classic building and bring its facade back to life. The renovation is in construction.

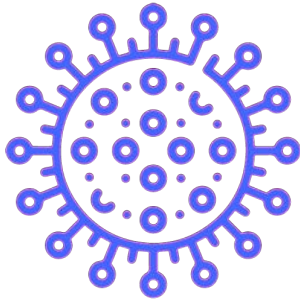


Miami Woman's Club

The Omni CRA has funded the Miami Woman's Club for obtaining their headquarters' 40-year recertification. The Miami Woman's Club is an excellent example of the adaptation of Spanish Renaissance Revival style architecture to the South Florida environment and is particularly noteworthy for the quality of its design, craftsmanship and detailing. The rehab of this building will allow the Woman's Club to improve their meeting rooms, open several new restaurants in the area, and has allowed the improvement and reconnection of that segment of the Baywalk.

Employment and Business Development

Emergency Business Relief Microgrants



In response to the COVID-19 epidemic and Miami-Dade Emergency Order 03-20 and 07-20, closing all non-essential businesses and limiting the activities in businesses allowed to remain open, the Omni CRA has disbursed hundreds of thousands of dollars to be used for immediate relief of economic distress for small businesses. Over 45 businesses have received funding to date. Many would have been forced to close forever without it.

This funding is made available as a grant of up to \$25k for eligible businesses and can be applied to mitigate costs associated with the pandemic. The goal of the program is to provide businesses located within the CRA redevelopment area with immediate financial relief to avoid the blighting influence from permanent closures due to temporary coronavirus restrictions. These grants will provide financial assistance to help small businesses with meeting basic obligations such as rent, payroll, and utilities, and to remain viable over the term of Emergency and during the Reopening. This grant aims to help leverage other public assistance programs and private dollars, to provide a continuity of services to residents in the neighborhood, and to encourage businesses to maintain their labor force during lockdown and after the Emergency Order is lifted.

Business Development Grants

The Omni CRA Business Incentive Grant Program assists qualified business or property owners with building and property improvements that are directly related to expanding or opening a new business, improving an existing business, remedying code violations, providing ADA access and eliminating blighting neighborhood conditions in the targeted areas of the Omni CRA. The CRA has helped many local businesses to open and expand, enhancing street life and activity within the district. Each business incentive grant expands employment opportunities in the neighborhood and activates the street. Small business owners, likely to reinvest in their own neighborhood and keep eyes on the street, improving safety and comfort for residents and visitors.

A2F Studios

2020 NW Miami Ct.

www.a2fstudios.com

A2F Studios is pushing the boundaries of what art, music, business and creativity are today. A2F is one of the leading recording studios in Miami, Florida offering audio recording and post-production sound services.



Cloud Kitchen

1900 NE. Miami Ct.

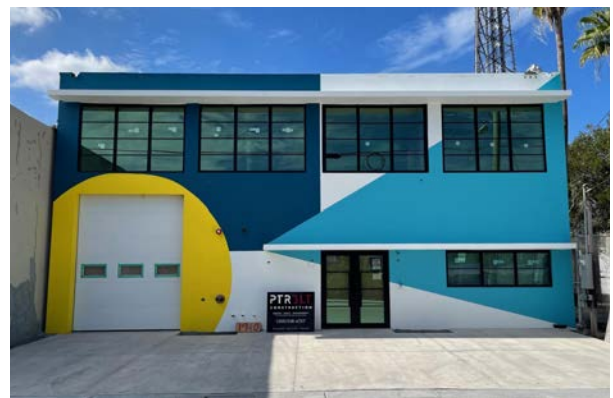
Located on the border of Omni and Wynwood neighborhoods, the Cloud Kitchen is transforming a dilapidated building into a 21st century food preparation and distribution hub. The second and third floor will be class A office space and the rooftop will have a dining area.

Miami Yoga Garage

1940 NW Miami Court

www.miamilifecenter.com

In a newly renovated industrial site in Overtown, Miami Life Center offers an unparalleled standard of excellence in all its endeavors. Their facility and our teachers are unlike any other yoga studio in the Miami area. Created as a community center in an urban retreat space, Miami Life Center encourages a multifaceted approach to the experience of yoga.



Connecting Neighborhoods

FDOT I-395 Project

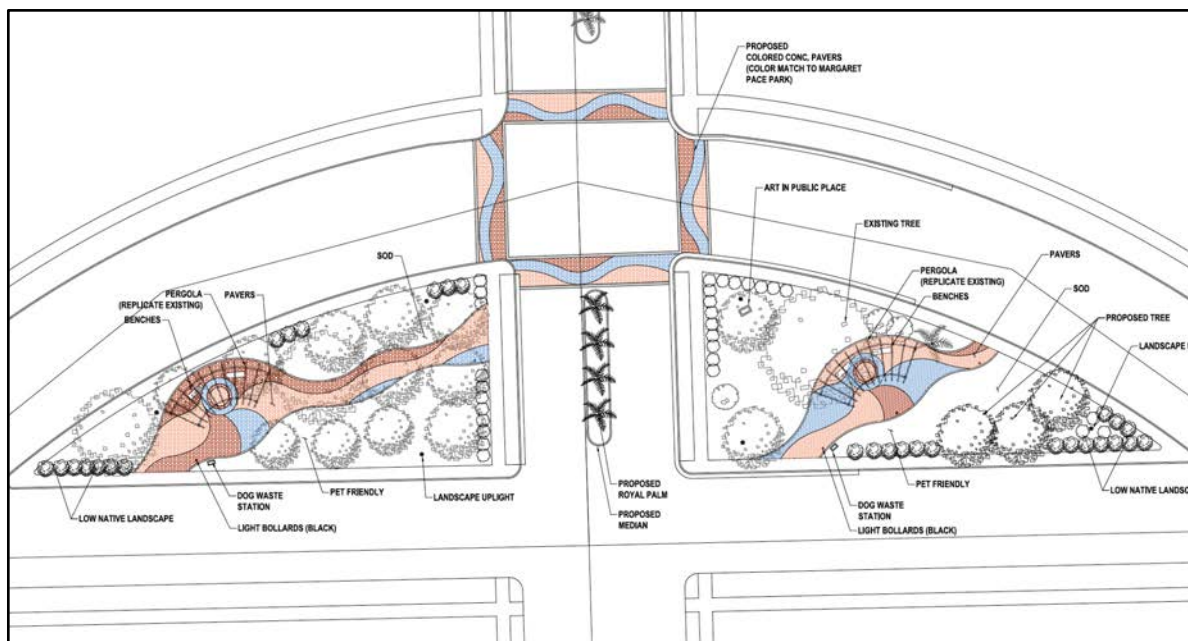


FDOT has awarded its bid for a complete reenvisioning of I-395 currently separating the Omni neighborhood from Park West and the Miami World Center. The 34-acre Underdeck will enhance community activities like nowhere else in Miami. The Trail is envisioned to provide a destination and gathering place with plazas, an amphitheater, community garden, dog play area, children's play areas, and interactive fountains at each end that connect Overtown and the Omni neighborhood to the Bay and Museum Park. Currently the City, along with both CRAs, the Downtown Development Authority, and the Miami Parking Authority are working on a world-class design that will be maintainable for the long term prosperity of the whole region.

Bayshore Drive Traffic Circle

The Omni CRA is partnering with the City of Miami's Office of Capital Improvements to design and construct a Traffic Circle pedestrian and vehicular enhancement at NE 17th Street and N. Bayshore Drive near the Woman's Club.

Quality of Life Initiatives



Crescent Park

The Omni CRA has contributed neighborhood improvement money to fund the capital improvements of a new Crescent Park on two vacant and underutilized parcels in the Edgewater neighborhood. The improvements will be overseen by the City of Miami's Capital Improvements Department.



Purple Shirts

Due to great success in the previous 4 years, the Omni CRA has increased the Purple Shirts Program and allocated \$250,000 to train and pay the living wages of up to twenty workers and a manager from the Chapman Partnership Homeless Assistance Center, to assist in enhancing the quality of life in the Omni CRA by picking up litter, pressure washing graffiti and sidewalks, landscaping, and keeping up the public and green spaces in the Omni. This enhanced services team is modeled after—and trained by the same managers as—the Downtown Development Authority's Downtown Enhancement Team program.

Performance Data

Project	Estimated CRA Funding	Serves Low/Middle income?	Phase
Wynwood Works	\$9.9M Grant + Land	✓	In Permitting
Wynwood Haus	\$2.5M Grant + \$6.4M TIF	✓	Vertical Construction
Uni Tower	\$5.5M Grant + \$8.5M TIF	✓	Final Permitting
Casa Mia	\$500K	✓	Finished
Bowles Apartments	\$559K	✓	Finishing Construction
Project Peach	\$1.3M	✓	Beginning Permitting
St. John Apartments II	\$564k	✓	Nearing completion
14th Street Tower	\$15M Grant + \$13.8M TIF	✓	Waiting on Extension of Life

Program	Serves Low/Middle income?	Funding
2020 Emergency Relief Microgrants		\$1M
2021 Business Incentive Grant		\$750K
2020 Purple Shirts	✓	\$250K
2021 Open Space Program		\$1M
2021 40-Year Assessment & Rehab Grant	✓	\$800k

Base year assessed real property values within the Omni CRA's Original Boundaries and 2009 Expansion Area and total assessed real property values of property within the boundaries of the CRA as of January 1 of 2021.

	Base year assessed value	2021 assessed value
1987 Original Boundaries	\$246,898,822	\$2,805,286,054
2009 Expansion Area	\$101,152,273	\$229,953,989

Redevelopment Plan Progress Summary

This is a summary discussing the extent to which the Omni Community Redevelopment Agency has achieved the goals set out in its Redevelopment Plan, and what remains to be done.

The 2010 Omni CRA Redevelopment Plan lays out a vision for the improvement of the Omni Redevelopment Area.

A. Connectivity

Provide for greater connectivity by diminishing the impact of existing urban barriers to redevelopment and promoting regional transportation. Resolve existing and future transportation conflicts; Set priorities within the transportation network for pedestrians, cars, service and transit vehicles; Improve access to existing and planned major activity areas such as the Central Business District and Civic Center; and Provide adequate parking to serve the needs of area residents, visitors and employees.

With the completion of the Woman's Club stretch of the Baywalk, N-S pedestrian connectivity received a boost. There is now just a single missing segment within the Omni CRA blocked under MacArthur Causeway preventing pedestrians and cyclists from Edgewater to Maurice Ferré Park to downtown and the Riverwalk. Neighborhoods within the Omni have seen a large increase in pedestrian oriented activity and some streets allow for ease of mobility, but there continue to be several uncomfortable segments and barriers to pedestrian mobility. With the redesign of I-395 and the open space below it, one of the worst barriers between Park West and the Omni neighborhood will be made much less dramatic, as well as improving the crossing at the FEC tracks. While much parking has been produced in the past decade, it is almost entirely surface parking caused by lack of development. This is changing rapidly, however, and the CRA is working on several projects with the potential to remove the blighting influence of large surface parking lots while maintaining and expanding shared parking for the neighborhood amenities such as the Adrienne Arsht Center, the Underdeck and the School Board.

B. Sustainable Regional Destination

Create a sustainable regional destination and identity by capitalizing on the development of the Performing Arts Center and the Media/Entertainment District. Create economic magnets to draw more businesses to the Omni area to complement established activities in the surrounding area; Promote concentrations of similar business activities that reinforce each other and improve the area-wide economic climate; and Provide employment opportunities and upward job mobility for residents.

While the Performing Arts Center has become a regional destination, the lack of structured parking and unwelcoming transit alternatives, as well as the large underutilized speculative property holdings in the nearby neighborhood, has until recently disincentivized the leisurely Arts & Entertainment atmosphere that was envisioned in the Redevelopment Plan. As zoning laws are clarified, structured parking solutions are built, and new residential developments make the streets more lively and enjoyable to walk on, businesses will thrive and the area will become a hub of employment and job mobility for residents.

C. Variety of Housing

Provide incentives for the development of a variety of housing choices, including affordable, special-needs and workforce housing; maximize conditions for residents to continue to live in the area; achieve rehabilitation of the maximum number of housing units; and provide incentives for construction of new housing to attract downtown workers.

The main focus of the Redevelopment Plan has been to spur market rate solutions to workforce housing. This has been partially successful, and thousands of new units available to downtown workers have been built in the last decade. Inclusionary Zoning has set some units aside at below market rents, but most of the new units are rented at market-rate. As the neighborhood improves it is likely that rents and sales prices of condo units will increase beyond what is affordable to the workers for whom these policies initially sought to house. There has also been a steady loss of residents from the Overtown neighborhood, and until recently no effort had been made to prevent displacement of residents in this area. The Omni CRA has started to provide units for lower-income residents in Overtown with renovations of existing buildings as well as preparation for several new developments.

D. Improvements to the Public Realm

Create opportunities for new development through improvements to the public realm. Eliminate conditions which contribute to blight; Provide adequate public utilities and services for the area's residents and businesses; Provide a system of public open spaces; Maximize access and views to Biscayne Bay; Encourage preservation and restoration of historic buildings; and. Enhance the area's visual attractiveness to businesses and residents.

The Omni CRA has finished work on historic DA Dorsey Memorial Library in Overtown and continues to work on the restoration of the historic Citizens Bank, as well as helping to designate as historic the Vera Building on North Miami Avenue. Our Purple Shirts team is dedicated to cleaning the streets and making the neighborhood attractive to residents and visitors alike. Several new pocket parks are planned and many new businesses have opened serving patrons and encouraging activity on the street. Improvements to Street Trees in most areas of the Omni CRA should be addressed.

E. Strategies for Public/Private Development

Provide incentives and strategies for public/private development. Provide incentives for redevelopment of blighted properties; Promote rehabilitation and maintenance of existing viable uses and structures; Achieve orderly and efficient use of land; Reinforce the property tax base; and Minimize condemnation and relocation.

Our Business Incentive Grant program has been a huge success in bringing underutilized properties back to life in the Omni CRA. From coworking spaces to recording studios to great new bars and eateries, we have incentivized many millions of dollars of investment in our neighborhood, and the results are showing. People are in the neighborhood to live, to work and to dine and entertain. With success in creating a great neighborhood we should not lose sight of the ideal that it should be a welcome neighborhood for all, and that means working with private developers to hire locally, and to set aside units that are affordable to the people who have been living here for decades before it was sought after. This work has just started, but we believe the CRA is the only tool that can address these needs sufficiently.

New Developments in the Neighborhood



New Developments in Omni

The Omni CRA's ongoing investment in infrastructure, streetscapes, quality of life, and major catalytic projects in the area has opened the neighborhood for development. Many projects are currently proposed/approved/completed within the CRA boundaries. Some developments in construction or recently completed that will take advantage of the 14th Street Infrastructure & Streetscape Improvement Project, North Bayshore Drive Roadway Reconstruction, and the Margaret Pace Park Improvement Project are:

Melody Tower, Canvas, Aria on the Bay, Square Station, Art Plaza, Miami Plaza,

Wynwood Haus – 224 mixed-income residential units and retail

UPCOMING

14th Street Tower - 398 units, 120 affordable

Uni Tower – 252 affordable and workforce units

Wynwood Works - 120 affordable and workforce units

1825 NE 4th Avenue - 366 residential units

Edgewater Collective -



Financial Statements & Audit

[\[see attachment\]](#)