



OMNI CRA

2024 ANNUAL REPORT

TRANSFORMING TODAY. SHAPING TOMORROW.

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NICOLE SALCEDO, BLOOMING WORLDS.

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A MESSAGE FROM OUR EXECUTIVE DIRECTOR

As I reflect on my first full year as Executive Director of the Omni CRA, I'm proud of all that we have accomplished together. This past year has been a true reflection of what is possible through collaboration, community, and commitment.

In 2024, we advanced our mission by revitalizing neighborhoods, fostering economic growth, and expanding access to attainable housing. UNI Tower emerged as a standout project, earning the FRA's Outstanding New Building Award. We also acquired exciting properties like The Castle, paving the way for future mixed-income development.

Our investments in Dorsey Library, Mt. Olivette Baptist Church, and the Dawkins Ward Educational Center highlight our dedication to preserving the cultural fabric of the district.

These landmarks tell the story of Overtown, and we are honored to help protect that legacy.

Equally meaningful are the daily initiatives that uplift our community; from supporting local businesses like Kush Wynwood and FunDimension, to empowering residents through our Purple Shirts Program. Our new Beautification Grant Program is helping homeowners restore pride in their neighborhoods.

As we move forward, our commitment remains strong. Thank you for trusting us to do this important work. We are excited to continue reimagining what is possible for the Omni community.



Isiaa Jones, Executive Director

A handwritten signature in black ink, appearing to read 'Isiaa Jones'.

Isiaa Jones, Executive Director





WHAT IS A CRA?

A Community Redevelopment Agency ("CRA") is a dependent special district established to ensure that any future increases in property values within the district are allocated to redevelopment efforts aimed at eliminating conditions of slum and blight.

The creation of a CRA is strictly governed by the statutory requirements outlined in Chapter 163, Part III, of the Florida Statutes. Specifically, a Finding of Necessity, which demonstrates the existence of slum and blight conditions, must be prepared and approved by the governing board of the county or the municipality where the proposed CRA is located. Once established, a comprehensive Redevelopment Plan that outlines how the CRA intends to address and eliminate the conditions of slum and blight within the district must receive approval from the same governing entity. To explore the Omni CRA Redevelopment Plan, please visit our website.

OMNI CRA BOUNDARIES



The Omni Redevelopment Area unfolds across a vibrant expanse of Miami, extending northward from Interstate 395 to NE 20th Terrace, and is flanked by the picturesque Biscayne Bay on the east and NW 2nd Avenue on the west. This district is a mosaic of six unique areas or neighborhoods, each with its own character and charm. These include the bustling Omni neighborhood, the culturally rich Northeast Overtown, the artistic hub of South Wynwood, the scenic South Edgewater, and select portions of the Watson Island. Together, these diverse regions form the dynamic and multifaceted Omni district, reflecting the rich tapestry of Miami's urban landscape.

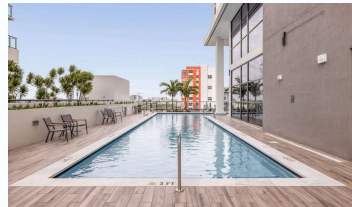
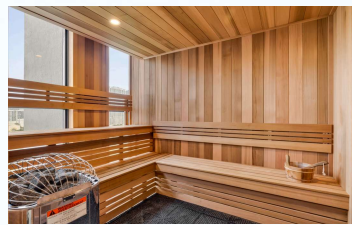
UNI TOWER

1642 NE 1ST AVE, MIAMI FL



Raising the bar, UNI Tower has already made a splash within the Miami community. An affordable housing solution, UNI Tower is not your average 252 unit project; because of its unique location, businesses occupying its commercial spaces can take advantage of grants tailored to help businesses succeed. The Uni Tower is located within a HUBZone, an opportunity zone, and businesses may be eligible for additional grant funding from the Omni CRA.

Securing the 2024 Florida Redevelopment Association award for Outstanding New Building-Large City in October, UNI Tower was officially declared as completed in 2024 with its doors opening to tenants looking for affordable, yet modern living . Since then, UNI Tower has stuck to its goal of creating an inclusive lively community not only in the neighborhood, but within the building itself.



 **252** Affordable Housing Units  **6,000** Square Feet of Commercial Retail Space  **\$10.5M** CRA Grant

WYNWOOD WORKS 2035 N. MIAMI AVE, MIAMI FL



Wynwood Works is a 12 story residential development offering 120 stylish units, with rents starting as low as \$596. The building includes a state of the art gym, business center, garden space, and a community center designed for resident programming and engagement. Each unit is equipped with modern finishes, energy efficient appliances, and open floor plans to maximize space and light. Located in the heart of Wynwood, the project increases access to affordable housing in one of Miami's fastest growing neighborhoods and supports long term community stability by providing quality housing options for working families and individuals.



120 Affordable Housing Units



5,153 Square Feet of Commercial Retail Space



\$9.9M CRA Grant

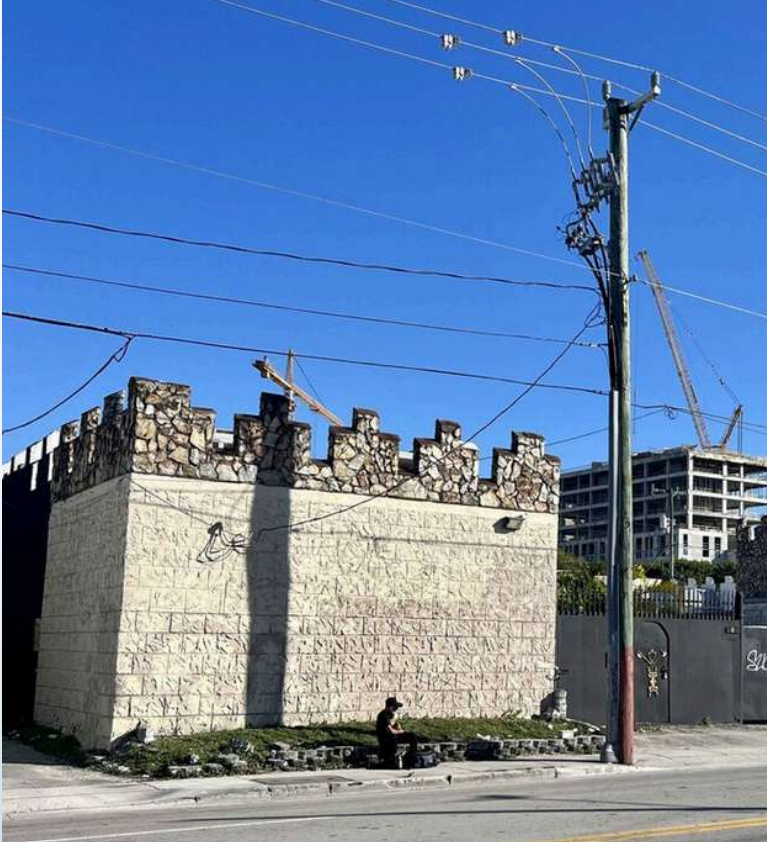


\$6M Land Contribution

“THE CASTLE”

41 NW 20TH STREET, MIAMI FL

Located on 41 NW 20th Street, the Omni CRA is proud to introduce our newest property in our line-up nicknamed “The Castle.” Built in the 1938, the Castle lot has been used for various commercial purposes such as an entertainment venue and an art studio. The Castle, holding 15,600 sq.ft of prime real estate, presents an exciting developmental opportunity for the CRA. The CRA plans to utilize this newly acquired space to create a new mixed-income development in the near future, furthering the goal of affordable housing for native residents of the Overtown and the Wynwood area.



MT. OLIVETTE MISSIONARY BAPTIST CHURCH & DAWKINS EDUCATIONAL CENTER



Mt. Olivette Church, located in Overtown, is a significant historical and cultural landmark in the area. Over the years, it has played a key role in the community, serving not only as a place of worship but also as a hub for social, educational, and cultural activities. Its historical importance makes it a vital part of Overtown's heritage, and efforts are being made to preserve and restore it for future generations.



Sharing space with Mt. Olivette Church is the Dawkins Ward Educational Center, another important site in the area. This center holds historical value of its own and contributes to the cultural fabric of Overtown. By housing both the church and the educational center, this space brings together elements of faith, education, and community engagement, offering a unique opportunity for preservation and revitalization.



KUSH RESTAURANT & DUBBIN'S APARTMENTS



KUSH Wynwood, a popular restaurant and bar located at 2003 N. Miami Ave in Miami's Wynwood neighborhood, is known for its relaxed atmosphere, craft beer, cocktails, and comfort food made with locally sourced ingredients. Originally built as Dubbin's Apartments, the building has fallen into disrepair over time. The proposed plan includes creating 10 modern, energy-efficient units for low-income residents and restaurant employees, as well as renovating the vacant retail space downstairs to increase foot traffic and activity in southern Wynwood. The CRA has provided KUSH with a forgivable loan for the property's rehabilitation, which is currently 60% complete.

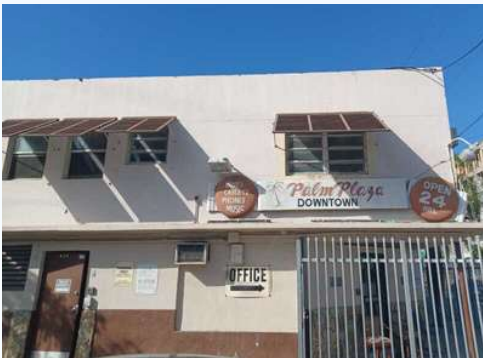
PALM PLAZA

102 NW 14TH STREET



Palm Plaza Apartments, owned by the Starke family since 1977, has provided affordable rental units in the Overtown neighborhood for over 50 years. Located at 102 NW 14th Street, the Omni CRA is proud to support Palm Plaza with a \$900,000 grant for building rehabilitation, as well as funding to assist current residents with relocation costs during construction.

The planned improvements will include modern amenities, energy-efficient upgrades, and preservation of the building's family-friendly, vintage charm. Once completed, all 18 units will remain affordable, with rents starting at just \$900 per month, significantly below the city's median rent of over \$2,000.



PROJECT PEACH



Having broken ground May 30th, 2024, the development of Project Peach's construction is well underway. The mixed-use project located at 123 Northwest 14th Street aims to address the need of affordable housing within the Omni CRA boundaries. By incorporating both residential and commercial spaces, the project will also stimulate local economic growth. The commercial and office spaces will encourage new businesses, providing job opportunities and boosting the overall economy of the area. This CRA grant investment will help revitalize the surrounding neighborhood, offering greater accessibility to essential services and amenities, which in turn will attract additional investment and development.



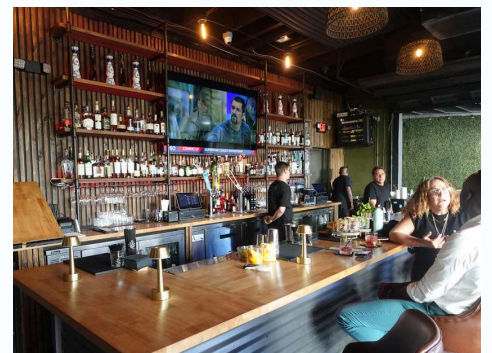
6,000 Square Feet of Commercial Retail Space

\$1.3M CRA Grant

BUSINESS GRANTS



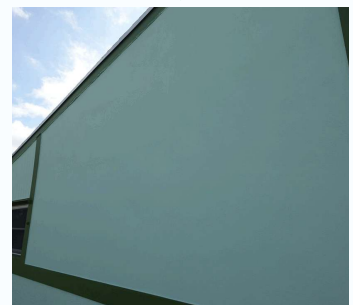
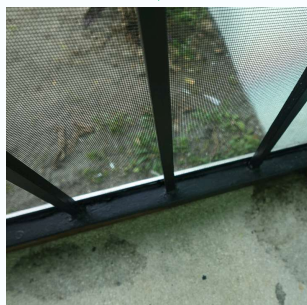
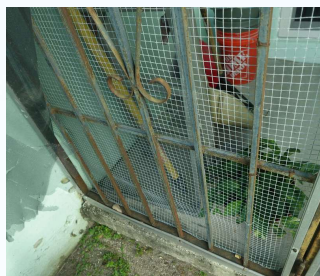
The CRA has made significant progress this year in supporting local businesses and driving economic growth in the neighborhood. Key accomplishments include assisting the completion of FunDimension and the reopening of Tomorrowland, two important establishments that enhance the community's appeal. Additionally, the CRA provided essential financial support to Aroma Espresso Bar, ensuring its continued operation. These efforts reflect the CRA's dedication to nurturing small businesses, which are vital to a thriving local economy. By investing in and supporting these businesses, the CRA is contributing to a more dynamic, sustainable, and prosperous community for both residents and visitors.



BEAUTIFICATION GRANT



The pilot project for the Beautification grant, located on NW 1st Court in the Overtown neighborhood, was successfully completed this year, contributing to the area's revitalization. This grant helps alleviate financial strain on homeowners by assisting with structural renovations. The CRA is committed to providing resources that enable residents to enhance the facades of their homes, ultimately beautifying the entire neighborhood. To further promote the grant, the CRA launched a full initiative on February 7th to visit residential neighborhoods and encourage homeowners to take advantage of the beautification opportunities.



PURPLE SHIRTS PROGRAM



Launched in October 2022, the Purple Shirts Program has become a vital component of maintaining the OMNI CRA district. This initiative, a partnership with the City of Miami's Downtown Enhancement Team, provides year-round service to keep the district clean and well-maintained—even in the challenging Florida heat. Purple Shirts staff handle essential tasks such as daily trash collection, graffiti removal, landscape installation, and receptacle maintenance, directly benefiting both the Omni and Overtown neighborhoods.



Managed through collaborations with Camillus House and Chapman Partnership, the program has created 20 local jobs, offering livable wages and steady employment to individuals who previously faced barriers to work. As redevelopment in the area continues, the program remains an essential tool in reinforcing safety, cleanliness, and economic stability.

INFORMATION SESSIONS AND COMMUNITY MEETINGS



The Omni CRA conducted three community meetings this year aimed at addressing the diverse needs and interests of our residents. These meetings allowed for open dialogue between the CRA, local residents, and stakeholders, fostering a sense of collaboration and community involvement.

These meetings were made possible through the active participation of our board members, who also serve as City Commissioners. Their creative approaches in organizing these events helped enhance community interaction, ensuring that residents have a platform to have reasonable discussions about the future of the neighborhood. We extend our gratitude to Commissioner Manolo Reyes for his donations of turkeys during the holiday season and school supplies for local students.



ENHANCED POLICE SERVICES



Last summer, the Omni CRA Board passed a resolution to allocate funds toward enhancing police services within CRA boundaries. This initiative, known as Policing Innovations, is designed to deter and reduce crime as the neighborhood continues to grow and develop. The strategy includes a combination of foot and motor patrols, expanded camera surveillance, and the implementation of proven community policing techniques. These efforts aim to increase visibility, improve response times, and build stronger relationships between law enforcement and the community. The goal is to create a safer, more connected environment for residents, businesses, and visitors alike.



VIOLENT CRIME

-7%

TOTAL CRIME REDUCTION

-17%

PROPERTY CRIME

-20%

The Omni Community Redevelopment Agency (Omni CRA) was established by the City of Miami in 1987 to revitalize and improve the designated redevelopment area. Created under Florida's Community Redevelopment Act of 1969, its mission is to revitalize neighborhoods within the Omni CRA, support public and private development projects, reduce slum and blight conditions, and promote the development of affordable housing.

Resources For Our Community

658 +

Affordable Housing Units Created
(5 Year Snapshot)

\$6.8M

Total amount allocated to the preservation of historical sites

\$200K

Max Grant Per Business Owner

\$10K

Max Grant Per Home Owner

Omni CRA Boundaries

The Omni Redevelopment Area stretches north from Interstate 395 to NE 20 Terrace. It is bordered by Biscayne Bay to the east and NW 2nd Avenue to the west. The Omni district includes six distinct areas or neighborhoods: Omni, Northeast Overtown, South Wynwood, South Edgewater and small portions of Park West and Watson Island.



Mission

- Revitalize the Omni CRA Redevelopment Area.
- Leverage Tax Increment investment for targeted revitalization.
- Support successful development projects.
- Alleviate conditions contributing to Slum and Blight.
- Encourage the creation of affordable housing.
- Establish a platform for creative productivity and vibrant living.
- Foster a connected and collaborative community.
- Ensure affordability for all residents to live, work, and contribute to city improvement.

Values

- Commitment to preserving and enhancing property values
- Focus on improving neighborhood amenities
- Stimulate new economic opportunities for residents
- Preserve history and culture within the community
- Enhance the quality of life for residents, visitors, and workers in the area

Affordable Housing for You

Now Completed



Wynwood Works
120 Affordable Units
\$9.9 million in grants



Uni Tower
252 Affordable Units
\$10.5 million in grants
95% TIF



16 Corner
44 Affordable Units
5 buildings



Casa Mia
12 Affordable Units



Wynwood Haus
224 Workforce units
\$1.1 million in grants
95% TIF



Bowles Apartments
6 Affordable Units
\$700k in grants



"Miami-Dade County is short more than 90,000 affordable units, as residents struggle to find and keep attainable housing across South Florida."

"The county is lacking 90,181 units for households earning below 80 percent of the area median income, which comes out to about \$75,000 a year, according to a report released by the nonprofit Miami Homes For All."

Grant Programs

Business Incentive & Assistance Program



Project cap of \$200,000 with a 25% match that supports business with funding for improvements/build-out work.

Residential Beautification Grant



Offers up to \$5,000 for street-visible projects and supports exterior painting, landscaping, and facade enhancements, cameras, mailboxes, etc.

Business Assistance Microgrant



Cap of \$35,000 to assist qualified businesses with costs for opening or improving operations that includes microgrants to address various business needs.

Business Beautification Grant



Capped at \$10,000 per project and focuses on improving commercial fronts in the Omni CRA via exterior paint, landscaping, etc.

Community Projects Funded by the Omni CRA



Completed Historic Restoration Projects

- ✓ Dorsey Memorial Library
- ✓ Citizens Bank Building
- ✓ Miami Woman's Club
- ✓ Firehouse No. 2

In Progress Historic Restoration Projects

- ✓ Dorsey Park
- ✓ Miami City Cemetery
- ✓ Dubbins Apartments

Completed Projects

- ✓ Port Miami Tunnel
- ✓ The Miami Entertainment Complex (MEC)
- ✓ Adrienne Arsht Center for Performing Arts

In Progress Projects

- ✓ I-395 Underdeck Green Space
- ✓ Miami-Dade School Board Project
- ✓ Project Peach: Mixed-Use Project
- ✓ Palm Plaza: 18 Affordable Units
- ✓ Mt. Olivette Missionary Baptist Church
- ✓ Castle Building: Mixed-Use Project
- ✓ 1437 NW 1 Place: 4 Affordable Units

Together, We Are Omni



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**Scan the QR code to
learn more about us**



Omni
COMMUNITY REDEVELOPMENT AGENCY

Financial Statements