

# OMNI CRA ANNUAL REPORT 2023



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# MESSAGE FROM THE EXECUTIVE DIRECTOR



*Isiaa Jones, Interim Executive Director*

For over three decades, the Omni Community Redevelopment Agency (Omni CRA) has been deeply rooted in the heart of Miami, striving to create a community where everyone can thrive. Since 1987, our mission has been clear: to uplift neighborhoods, support development projects, and ensure affordable housing, all while fostering a sense of belonging and hope.

As we look to the future, our commitment to the community we serve burns brighter than ever. We understand that true progress comes from unity and understanding. That's why we are dedicated to engaging with residents, businesses, and stakeholders in ways that are meaningful and inclusive. Together, we will shape a future where every voice is not only heard but cherished.

Our vision for the Omni community is one of unity and opportunity. We envision a place where diversity is celebrated, and everyone has a chance to thrive. Moving forward, we will continue to seek out new ways to grow and renew, working alongside our partners to turn challenges into triumphs, and dreams into reality.

The Omni CRA is more than an organization; we are a family. We are guided by our values of vision, opportunity, activation, and connection. As we embark on this journey together, we recommit ourselves to making a genuine and lasting impact in the lives of those we serve. Together, we will build a brighter, more inclusive future for the Omni community.

A handwritten signature in black ink that reads "I. Jones". The signature is fluid and cursive.

*Isiaa Jones, Interim Executive Director*



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## 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 or scan the QR code provided.

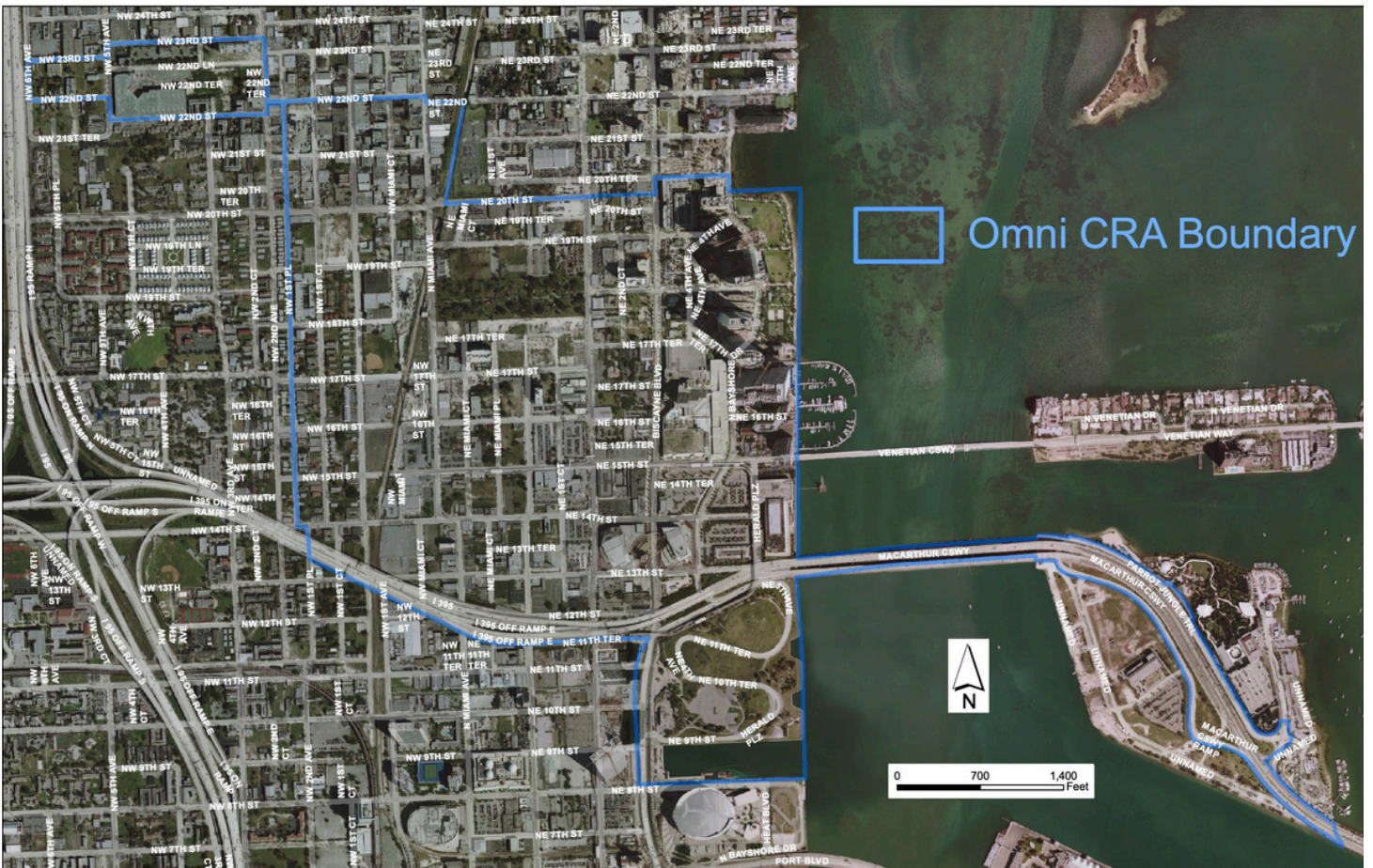
**1987**

**The OMNI CRA was established in 1987 by the City of Miami**



**SCAN ME**

# OMNI CRA BOUNDARIES

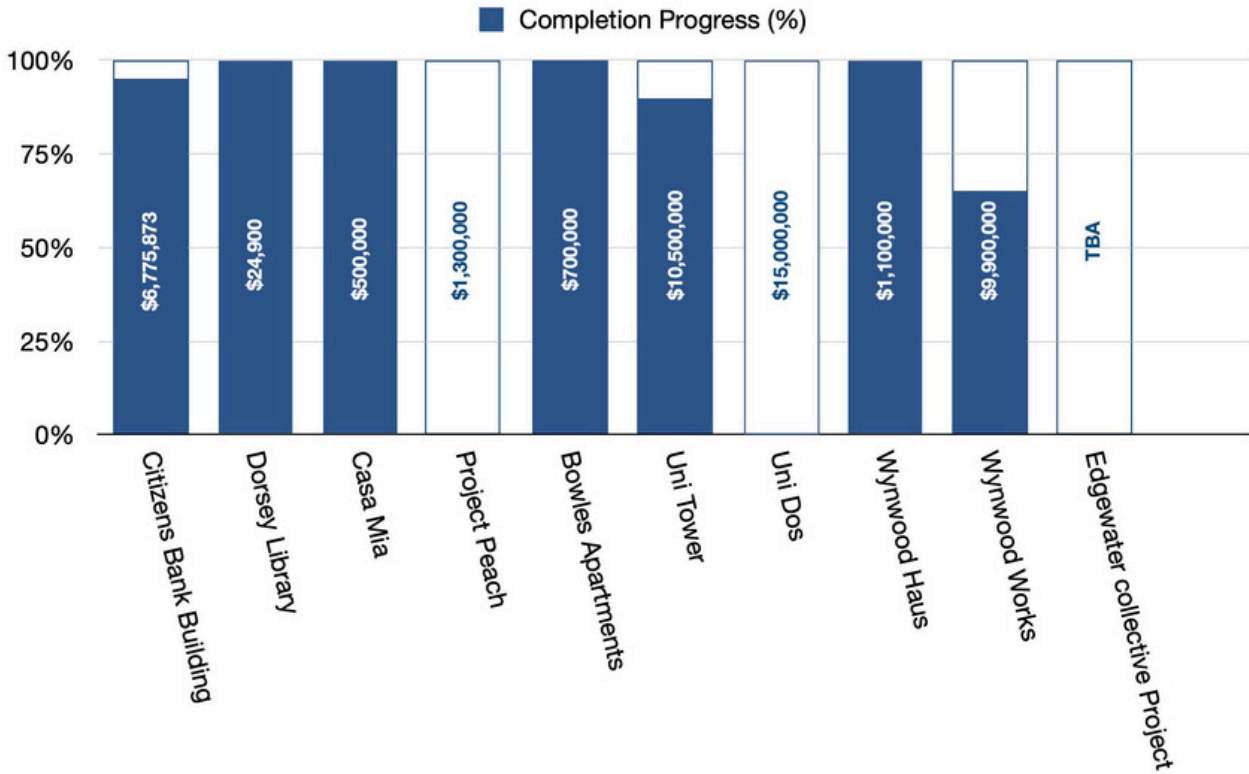


The Omni Redevelopment Area unfolds across a vibrant expanse of Miami, extending northward from Interstate 395 to NE 20th Terrace, and is flanked by the picturesque Biscayne Bay on the east and NW 2nd Avenue on the west. This district is a mosaic of six unique areas or neighborhoods, each with its own 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.

# PROJECTS

● Historic Preservation    
 ● Attainable Housing

Project Name	Completion Progress	Approved Funding
Citizens Bank Building	95%	\$6,775,873
Dorsey Library	100%	\$24,900
Casa Mia	100%	\$500,000
Project Peach	TBA	\$1,300,000
Bowles Apartments	100%	\$700,000
Uni Tower	95%	\$10,500,000
Uni Dos	TBA	\$15,000,000
Wynwood Haus	100%	\$1,100,000
Wynwood Works	65%	\$9,900,000
Edgewater Collective Project	70%	TBA
Purple Shirts	Ongoing	\$310,000



# Revitalizing a Landmark: The Citizens Bank Transformation

*"Acquired in June 2017, this 95% complete project revitalized the 'Citizens Bank Building,' enhancing its integrity and appeal"*



SCAN ME

## Historic & Cultural Preservation

A remarkable endeavor, for Historic preservation, the Omni CRA has embarked on a comprehensive rehabilitation project, aiming to breathe new life into its historic structure; The Citizens Bank Building. Acquired in June 2017, this ambitious project, which is 95% complete, focused on enhancing both the building's integrity and aesthetic appeal, addressing the natural deterioration it had faced over the years. This initiative showcases a commitment to merging historical preservation with modern functionality, ensuring that the landmark not only commemorates the past but also serves present and future community needs. The project has totaled \$7,301,017.40, demonstrating the CRA's dedication to revitalizing the area.

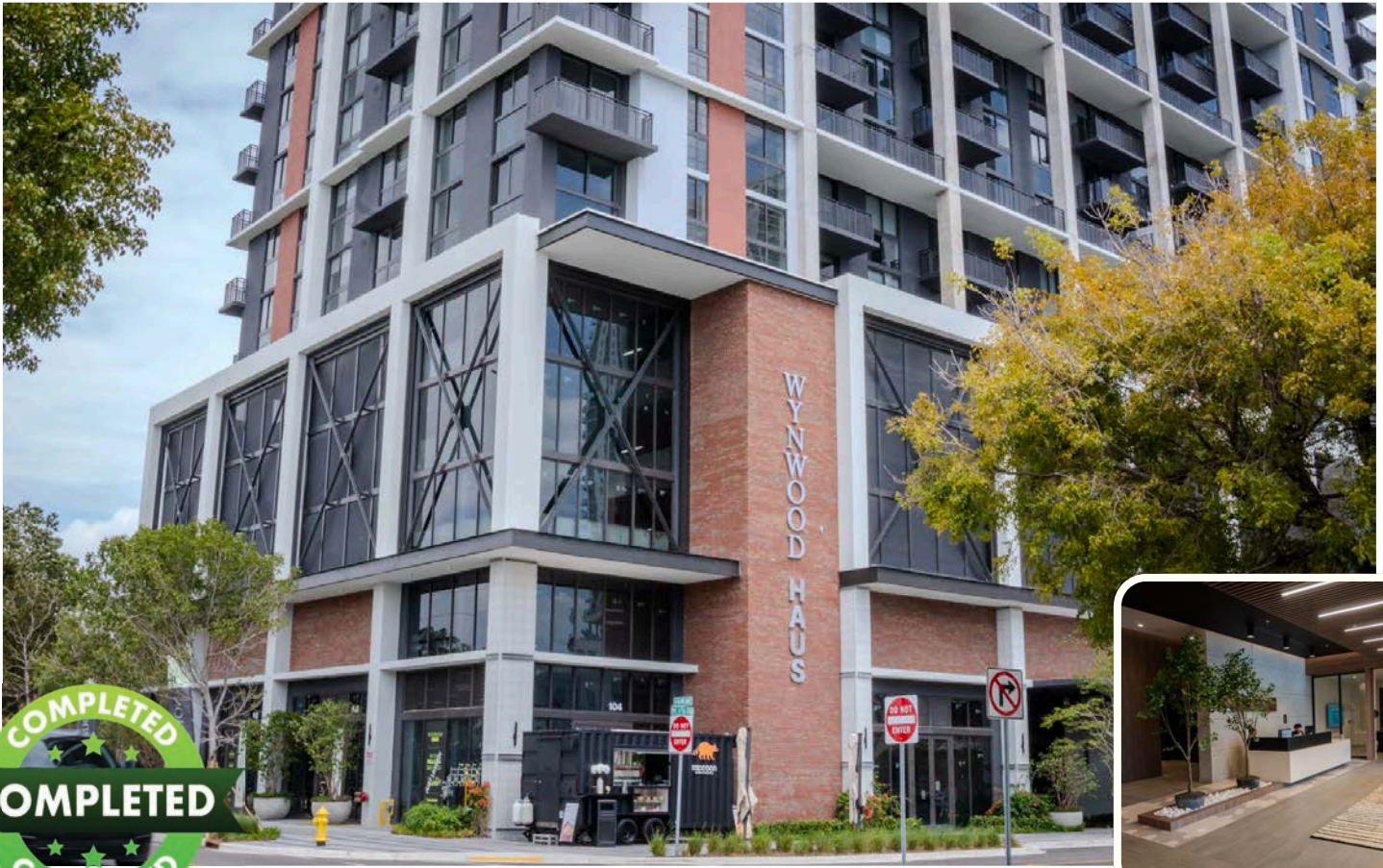


 95% Complete



# Wynwood Haus: A Testament to Community Renewal, Now Fully Realized

*"Wynwood Haus stands as a beacon of innovation, featuring 224 high-quality rental units and over 5,200 square feet of ground floor amenity retail space"*



*(23 NE 17th Ter.)*



Wynwood Haus stands as a testament to the transformative impact of urban renewal in the Omni Community Redevelopment Agency's District. This mixed-use project, with its 224 high-quality rental units, of which 100 are affordable housing units, and 5,200 square feet of retail space, has redefined urban living, offering residents a vibrant community experience. The Omni CRA's support, including substantial financial assistance and grants, has been instrumental in bringing Wynwood Haus to life, with the project receiving a rebate of 95% of the Tax Increment Financing (TIF) collected by the Omni CRA, as well as a \$1.1 million grant to underwrite a portion of the construction costs. This project showcases the CRA's commitment to fostering economic growth and creating a more sustainable community. As Wynwood Haus becomes a cornerstone of the area, it represents a bright future built on collaboration and innovation.

 **224** Affordable housing units.

 **5,200** Square feet of Retail Space

 **95%** TIF

 **\$1.1M** CRA GRANT

# A New Dawn for 1851 NW 1st Avenue: Transformation Through Community Collaboration

*"The Bowles Apartments renovation in 2022 showcases the CRA's commitment to affordable housing and sustainable communities."*



The Omni CRA, in partnership with Rebuilding Together, embarked on a transformative project to rejuvenate the Bowles Apartments, a historic 6-unit residential building with a rich three-decade history under the ownership of the Bullard family. This comprehensive renovation, completed in 2022 at a cost of \$602,721, stands as a testament to the CRA's unwavering commitment to preserving affordable housing and fostering sustainable communities. The project not only enhances the building's structural integrity but also revitalizes the entire neighborhood, serving as a beacon of hope and progress. By collaborating closely with contractors and construction crews, Rebuilding Together ensured that the renovation was completed efficiently and within the allocated budget. This successful partnership underscores the importance of targeted investment and community collaboration in catalyzing lasting improvements in urban areas.



**6** Affordable housing units.



**2,952** Square feet of Commercial Space



**\$700k** CRA GRANT

# Uni-Tower: A Beacon of Affordable Housing in Miami's Skyline

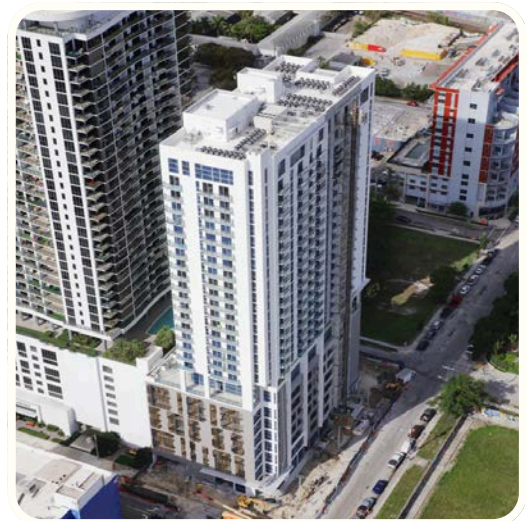
*"Uni-Tower, a partnership between the Omni CRA and NR Investments, is a pioneering 29-story project in Miami's "Arts & Entertainment."*

To further its commitment to affordable housing, the Omni Community Redevelopment Agency (CRA) has partnered with NR Investments on the Uni-Tower project in Miami's "Arts & Entertainment" neighborhood. This visionary initiative utilizes Opportunity Zone investments to develop a 29-story tower featuring 252 rent-restricted residential units and 6,000 sq. ft. of commercial space. Catering to a diverse range of residents, including those transitioning out of homelessness and professionals, the project is currently 95% complete, with the 16th floor set for completion by March 2023 and the shell expected by July 2023.

To address funding challenges, the CRA approved an additional \$5,000,000 in grant funding, totaling \$10,500,000, underscoring their dedication to delivering quality, affordable housing. To further enhance community engagement, the Uni-Tower project includes public spaces and amenities, fostering a sense of belonging and connection among residents. This holistic approach to urban development not only addresses housing needs but also creates a sustainable, inclusive environment that enriches the fabric of Miami's diverse communities.



(70 NE 17th St.)



 **252** Affordable housing units.

 **6,000** Square feet of Commercial Space

 **95%** TIF

 **\$10.5M** CRA GRANT

 95% Complete

# Wynwood Works: Preserving Miami's Future with Sustainable, Inclusive Housing

*"The Wynwood Works project stands as a beacon of Miami's commitment to preserving its cultural heritage while embracing a future of sustainable, inclusive housing. (2035 North Miami Ave.)"*



This visionary 12-story development is a showcase of environmental sustainability and social inclusivity, offering a mix of income-based housing options designed to accommodate a broad spectrum of residents, from those emerging from homelessness to individuals earning up to 140% of the Area Median Income (AMI).



Demonstrating a profound commitment to redevelopment, the CRA issued a Request For Proposal (RFP) for the development of an affordable housing project and Magellan responded proactively to our RFP. The initiative, a result of a collaborative effort between public entities and private sector champions like Magellan Housing, LLC, is propelled forward by a significant \$9,900,000 investment from the Omni Community Redevelopment Agency (CRA). Aimed at surpassing the expectations set by Miami's Attainable Mixed Income Housing ordinance, Wynwood Works is poised to be a cornerstone of community and sustainability, highlighting the city's dedication to fostering accessible, quality housing for everyone.



65% Complete

**120**

Affordable housing units.



**5,698** Square feet of Commercial Space



**\$9.9M** CRA Grant



**\$6M** Land Contribution

# Edgewater Collective: A New Icon of Housing and Inclusivity in Miami

*"the Edgewater Collective sets a new standard for living in Miami, blending upscale amenities with a commitment to community inclusivity."*

The Omni Community Redevelopment Agency (CRA) has approved a visionary project that will help redefine living along Miami's iconic Biscayne Boulevard. The Edgewater Collective, comprising three magnificent towers, promises to stand out in the city's skyline. With 1,299 rental units featuring ultra-modern finishes, the development sets a new standard for upscale living. What sets this project apart is its commitment to inclusivity, offering 130 attainable units to ensure a diverse community.



Strategically positioned to offer unobstructed views of Biscayne Bay, the Edgewater Collective is not just about luxury; it's about creating a vibrant community hub. The ground floor will feature 18,500 square feet of retail space, enhancing the area's appeal. This project embodies Miami's evolution, blending luxury with affordability and community, and is poised to become a landmark that defines the city's skyline for years to come.

 **130** Affordable housing units.  **18,500** Square feet of Retail Space  **95%** TIF



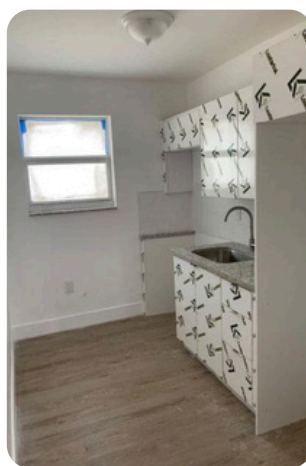
# Casa Mia

1815 NW 1st Ct.



The rehabilitation project in Overtown, with a budget of \$558,278.47, has successfully concluded, upgrading a 12-unit, 3-story apartment building that was critically in need of repairs. This initiative was crucial for preserving necessary attainable housing in the redevelopment area.

To bolster this effort, the CRA contributed a \$500,000 forgivable loan, a strategic investment aimed at sustaining affordable housing opportunities in Overtown. This project not only revitalized the building but also ensured the availability of attainable housing in an area where it is greatly needed for community support and development.



 **12** Affordable housing units.  **5,670** Square feet of Commercial Space  **500k** CRA GRANT

# Project Peach: Blossoms at 123 NW 14th Street

“The Omni CRA's \$1,300,000 grant for the mixed-use development at 123 Northwest 14 Street highlights its commitment to reducing slum and blight and promoting economic vitality.”



The Omni Community Redevelopment Agency (CRA) proudly announces the approval of a resolution allocating \$1,300,000 in grant funds for a mixed-use development project at 123 Northwest 14 Street, Miami, Florida.

Caprock 123, LLC, a for-profit entity, requested grant funding to develop a mixed-use project featuring ground floor commercial and office space, along with three or more low- or very-low-income housing units. This project aligns with the CRA's redevelopment objectives outlined in the 2019 Amendment to the Redevelopment Plan, which prioritizes affordable housing and community benefits.

The project's success is expected to significantly benefit the community, fulfilling the objectives of the Plan and enhancing the economic vitality of the CRA's Redevelopment Area. The CRA eagerly anticipates the positive impact this project will have on the community.

 **3** Affordable housing units.  **6,000** Square feet of Commercial Space  **1.3M** CRA GRANT

# Uni Dos: Omni CRA Greenlights Mixed-Use Project to Boost Affordable Housing and Community Development

## (14th St. Tower)

*"The mixed-use project by 14th Street Development LLC will include approximately 9,000 square feet of ground floor retail and approximately 398 rent-restricted housing units.."*



The project will include approximately 9,000 square feet of ground floor retail and approximately 398 rent-restricted housing units. This development aligns with the CRA's Redevelopment Plan, emphasizing affordable housing as a key component of community development. The project will provide workforce housing units (at less than 140% AMI) and units for low-income residents (less than 80% AMI), contributing to the economic vitality of the CRA.

Additionally, the project's ground floor retail will enhance the area's commercial offerings, creating a more vibrant and sustainable community. The CRA's support for this project underscores its commitment to reducing blight and fostering economic growth in the Omni Redevelopment Area.



**9,000** Square feet of Retail Space



**15M** CRA GRANT



# Revitalizing Community Through After-School Education: The 1st Take Youth Film Program at D.A. Dorsey Memorial Library

*"The Omni CRA partnered with Florida Film House to introduce the 1st Take Youth Film Program at the historic Dorsey Library."*



The historic Dorsey Library became a hub of creativity as the Omni Community Redevelopment Agency (CRA) and Florida Film House International Inc. joined forces to introduce the 1st Take Youth Film After-School Program, showcasing a unique collaboration for community enrichment. This program provides hands-on filmmaking training to young participants, covering scriptwriting to production, investing in the community's future.

Underwritten by the Omni CRA for \$24,900, this initiative supports operational costs, including hiring a Program Manager and a Film Instructor. The 1st Take Youth Film Program leverages the library's legacy and Dana A. Dorsey's vision, a key figure in Miami's African-American history. Restored by the Omni CRA and the City of Miami, the library's rich heritage enriches this venture, demonstrating how community programs can foster talent, creativity, and a sense of belonging, further enriching Overtown's cultural landscape.



(100 NW 17th St.)



# Revitalizing Downtown: The Purple Shirts Program

*"The Omni CRA's investment in the Purple Shirts Program is revitalizing downtown Miami, empowering workers and transforming the urban landscape"*



The Omni Community Redevelopment Agency (CRA) is igniting a new era of urban rejuvenation in downtown Miami with a bold investment of \$310,000 into the dynamic Downtown Enhancement Team, affectionately known as the "Purple Shirts Program." This visionary initiative represents a significant stride in the ongoing mission to redefine the cityscape, empowering twenty dedicated workers with specialized training and competitive wages at the core of Miami's bustling district.

Under the expert guidance of managers from Camillus House, Inc. and Chapman Partnership, this elite team will embark on a transformative journey, revitalizing the area through a range of essential services, including trash collection, graffiti removal, and captivating landscape enhancements. This strategic undertaking not only elevates the aesthetic allure of downtown Miami but also underscores the CRA's unwavering commitment to fostering a vibrant, inclusive, and economically prosperous urban environment.



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# Omni CRA's Business Grant Program: Empowering Local Businesses for Economic Growth

*"The Omni CRA's Business Grant Program is a catalyst for local business growth and economic vitality in the Omni Redevelopment Area."*



## Emergency Recovery & Business Interruption Microgrant

The Community Redevelopment Area (CRA) offers microgrants to businesses and residents affected by infrastructure projects, power outages, burglaries, flooding, and other disruptions. These grants help cover repair costs, replace stolen equipment, boost security, and improve visibility for safety. Grantees are chosen based on availability of funds.

## Employment Opportunity Microgrant

The Omni CRA offers microgrants to businesses in the area to hire, train, and retain workers from the local community. Grantees must demonstrate the ability to sustain their business and compensate employees post-grant. Hiring from the neighborhood, city, and county is encouraged.

## Emergency Recovery & Business Interruption Microgrant

Due to the increased vacancies and the changing character of the neighborhoods in the CRA, it is often necessary to upgrade the infrastructure of a building to improve customer experience, change the use, add new AC, ventilation or sewer infrastructure, shift from temporary to permanent operation, or to make signage or aesthetic improvements to the property. Building Improvement Microgrants are available on a rolling basis, as funding permits for businesses to make small improvements to the building, façade, landscaping, signage, or other improvements to the property.



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# Financial Statements & Audit

Financial Statements

Audit



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