



# 2022

## ANNUAL REPORT

**Omni**

**C R A**

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# MESSAGE FROM THE EXECUTIVE DIRECTOR

The Omni CRA is located within the City of Miami. The City of Miami is experiencing rapid growth both socially and economically. The Omni CRA is tasked with eliminating and preventing the growth of slum and blight, creating jobs and providing attainable housing. As Executive Director, my number one goal is to provide opportunities for all residents, and businesses to achieve success in our CRA. Our community partners, our board, and I are committed to achieving and implementing the goals and vision of the Omni CRA's chairman, Commissioner Alex Díaz De La Portilla, 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 showcases some of the projects for the future. We aim to provide a better quality of life for our citizens and create opportunities to enhance development and job growth.

*"After coming back to the Omni CRA in early 2022, I can reaffirm that the CRA's future is bright and filled with many exciting opportunities."*



Commissioner Alex Díaz De La Portilla



H. Bert Gonzalez, Executive Director

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# INTRODUCTION

## 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

# UNI DOS - 14th St Tower



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 attainable 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. The project is currently at an advanced design stage, including 75% Construction Drawings set and the demolition of the site’s existing structure have been completed.

Uni Dos represents a significant milestone in the ongoing efforts to revitalize the Omni neighborhood and promote equitable economic growth in the community. By providing attainable housing options to low-income residents, the tower will play an important role in ensuring that the neighborhood remains accessible and affordable to all, while also creating jobs and boosting economic activity in the area.

 **120** Attainable housing units.

# Uni Tower - 70 NE 17th STREET



The Omni 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. This project is 30.77% completed. The 16th floor will be poured by the end of March 2023. Additionally, the developer expects to have the shell ready by the beginning of July 2023.

 **252** Attainable housing units.

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



# Bowles Apartments - 1851 NW 1st Ct.

This recent rehab project in Overtown, which amounted to \$602,721, was successfully fully completed in 2022. This project aimed to renovate a six-unit apartment building owned by the Bullard family for over 30 years. The building structure had been severely damaged, leading to serious renovation needs that had to be addressed.



Rebuilding Together, a renowned nonprofit corporation, was responsible for overseeing and managing this project on behalf of the CRA. They worked closely with contractors and construction workers to ensure that the project was completed within the set budget and timeline. The project was a success, thanks to the hard work and dedication of all parties involved.

The completion of this project is a significant milestone for the Bullard family, Rebuilding Together, and the CRA. It has not only improved the value of the Bullard family's property but also helped to revitalize the entire neighborhood.



Before

After

*(down to the studs, new plumbing, floor, electrical, insulation...)*

# Casa Mia - 1815 NW 1st Ct.



This rehab project in Overtown, which amounted to \$558,278.47, involved the renovation of a 12-unit 3-story apartment building. The building had been in dire need of repairs and upgrades, and the project aimed to address these issues while preserving attainable housing opportunities in the redevelopment area.

To support this project, the CRA contributed a forgivable loan in the amount of \$500,000. This investment was made in exchange for preserving attainable housing opportunities in the area, which is a critical need in communities like Overtown.



Before



After

# Wynwood Haus - LLC

The development of this mixed-use project marks an exciting milestone in urban living, offering a dynamic and multifaceted community experience for residents and visitors alike. Wynwood Haus comprises 224 high-quality rental units and spans over 5,200 square feet of ground floor amenity retail, providing residents with easy access to a variety of essential services and shopping options right at their doorstep.

The Omni CRA (Community Redevelopment Agency) recognizes the immense value of this project and has committed to supporting its development through an economic incentive agreement. Under this agreement, the project will receive a rebate of 95% of the TIF (Tax Increment Financing) collected by the Omni CRA, which will provide significant financial assistance to the project's developers.

Additionally, the Omni CRA has awarded a project grant of \$1.1 million to underwrite a portion of the construction costs, further demonstrating the organization's commitment to promoting economic growth and development in the community. Project completion is expected to take place by June 2023, marking the culmination of a significant investment in the community's future. This new mixed-use development will not only provide much-needed housing options for local residents but will also stimulate economic activity and job growth in the area.



 **224** Attainable housing units.

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

# Caprock 123, LLC - (“Project Peach”)



This is a development for mixed-use project which possesses a unique approach to this small-lot footprint mixed-use development consisting of ground floor commercial, office space, and 3 or more units of low-or very low income restricted housing. “Project Peach” will consist of approximately 12,000 square feet across four floors. The project will serve as a “village center” with civic space for local nonprofits, programming for community entrepreneurs. This will be the first new building on 14th Street in the Omni CRA area in Overtown since the I-395 Expressway was constructed through the neighborhood. The Omni CRA awarded a forgivable loan in the amount of \$1.3M to underwrite a portion of the costs. The developer is awaiting the permitting approval for the project’s groundbreaking, expected in August-September period.

# St John - Village Apartments II



The rehabilitation of these ten affordable rental units is a part of the Omni CRA's ongoing efforts to support affordable housing in the community. The project aims to improve the overall quality of the apartments, ensuring that residents have access to safe and comfortable living spaces. The \$564,000 awarded to this "rehab" project will go towards funding necessary repairs and upgrades, such as new appliances, plumbing, and electrical work. These improvements will not only benefit current residents but also attract new tenants to the building, further promoting attainable housing options in the area.

The Omni CRA's investment in affordable housing is a vital component of its mission to revitalize and strengthen the community. By supporting projects such as the rehabilitation of these rental units, the agency is working to ensure that all residents have access to safe and attainable housing options.

 **10** Attainable housing units.

# Wynwood Works - 2043 N. Miami Ave.



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.

This project's owners are currently finalizing the loan documents along with the principal lenders. Additionally, General Contractor's contract along with the permitting process will be completed during the month of April 2023. The project breakdown is expected to take place by early May 2023.

 **120** Attainable housing units.

# Edgewater Collective Project



In June 2022, the Omni Community Redevelopment Agency (CRA) Board approved a tax increment rebate to underwrite a portion of the costs associated with the development of a mixed-use project located at 1900 and 2000 Biscayne Boulevard, Miami.

This project will consist of three magnificent towers that will transform the skyline of Miami. The towers will comprise 1,299 rental units, equipped with ultra-modern finishes, 18,500 square feet of retail space on the ground floor, and a multi-level parking garage. The strategic positioning of the towers will elevate the units, providing unobstructed views of the beautiful Biscayne Bay.

As part of the tax increment rebate program, the developers of the mixed-use project will provide 130 attainable units in exchange for the financial assistance received. The provision of attainable housing units is a crucial aspect of the program, as it ensures that the project benefits the entire community, including low-income residents.



**130**

Attainable  
housing  
units.



**18,500**

Square feet of  
Commercial Space

# Citizens Bank Building



In 2022, Citizens Bank embarked on an extensive rehabilitation project that aimed to revitalize its existing structure. The focus of this rehabilitation was on both structural build back and restoration, as the building had experienced significant wear and tear over the years.

Despite the challenges, the rehabilitation project has been progressing well, and is on track to be completed by August 2023. The Omni CRA Administration is pleased with the progress so far and is confident that the rehabilitation will enhance the building's functionality, safety, and aesthetics.





# Dorsey Memorial Library



Built in the early 1940s, the D.A. Dorsey Memorial Library served a vital role in the education of African-American residents in Overtown. It continues to hold meaning for the community today.

Dana A. Dorsey, one of Miami's most prominent black businessmen and philanthropists, donated the land for the Dorsey Memorial Library just 15 days before his death. This simple Masonry Vernacular building, designed by the prominent firm of Paist and Steward, was the second library in Miami built for the use of African-Americans and the first city-owned building constructed specifically as a library.

Restored by Omni CRA & City of Miami in 2017, opened in February 2019. The Omni CRA continues to be a supporting agency throughout the years helping the community, providing employment opportunities and upward job mobility for residents, maximizing conditions for residents to live in the area, and the elimination of conditions which contribute to blight as stated redevelopment objectives. The Omni CRA also assisted in underwriting the Florida Film House in their 1st Take Youth Film after-school Program with some funds to enrich the young minds, providing them with hands-on training that centers around the complete process of filmmaking, investing in the future of our community.

# Purple Shirts



In a significant development in 2022, the Omni Community Redevelopment Agency (CRA) has approved the allocation of \$300,000 to the Downtown Enhancement Team, which is also commonly known as the "Purple Shirts Program." The primary objective of this funding is to provide a training program and pay living wages to up to twenty workers in the downtown area. The team members will report to a Camillus House, Inc. Manager and/or Chapman Partnership Manager, and they will be responsible for various tasks that will improve the cleanliness and overall appearance of the downtown area.

The team members will be required to participate in several work areas, including trash pick-up, graffiti removal, landscape installation, and trash receptacle maintenance. These tasks are essential for ensuring that the downtown area remains clean and attractive for residents, visitors, and business owners. Additionally, by providing living wages to the team members, the program aims to promote economic development and stability in the community.

# OMNI CRA EXTENSION

The Omni CRA approved the ratification of the second amendment to the 1996 Interlocal Cooperation Agreement between the City of Miami, Miami-Dade County, and the Omni Community Redevelopment Agency in order to extend the life of the Omni CRA to 2047.

Additionally, the Omni CRA's board desires to expand the Omni CRA's boundaries to include an area in Allapattah due to the existing conditions of slum and blight, a shortage of attainable housing for residents of or moderate income, including elderly, within the Allapattah boundaries.

Furthermore, the Omni CRA's board wishes to further amend the 2020's Interlocal Agreement in order to contemplate the following new terms:

- 1) Reduction of the Omni CRA's TIF revenue paid to the County from 35% to 25%.*
- 2) No County Commissioner's representation on the Omni CRA's board.*

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 2022.

	Base year assessed value	2022 assessed value
<b>1987 Original Boundaries</b>	\$246,898,822	\$3,015,719,228
<b>2009 Expansion Area</b>	\$101,152,273	\$267,552,830

## Financial Statements

## Audit



Alex Díaz De La Portilla

Chairman

H. Bert Gonzalez

Executive Director

The Omni CRA